

# 226 KING Street E, Kingston, Ontario K7L 3A6

Client Full  
**Active / Residential**

**226 KING St E Kingston**

MLS® #: 40214781  
Price: **\$1,500,000**



## Frontenac/Kingston/14 - Central City East

### 2.5 Storey/House

	Beds	Baths	Kitch
Basement		1	
Main		1	1
Second	3	2	

Beds: **3 ( 3 + 0 )**  
 Baths: **4 ( 2 + 2 )**  
 SF Fin Total: **2,120/Plans**  
 SF Fin Range: **2001 to 3000**  
 AG Fin SF: **2,120.00/Plans**  
 Common Interest: **Freehold/None**  
 Tax Amt/Yr: **\$10,173/2021**

### Remarks/Directions

Public Rmks: **Bright, elegant limestone home in the heart of downtown Kingston.... in an ideal 'walk to everything' location. Beautifully renovated throughout offering modern amenities while maintaining the historical character. Open concept main floor with large principal rooms, gourmet kitchen and butler's pantry with laundry. Exposed limestone & brick and gleaming wood floors throughout. 3 bedrooms, 2 full and 2 half bathrooms. Third floor is serviced and just waiting to be developed. Recently finished lower level with workout area, 2-piece powder room and fun "pub" space. Brand new detached double car garage. Don't miss this one!**

Directions: **King Street East - between Earl Street & William Street**

### Common Elements

### Exterior

Exterior Feat:	<b>Patio(s), Storage Buildings</b>	Roof:	<b>Asphalt Rolled</b>
Construct. Material:	<b>Stone</b>	Prop Attached:	<b>Semi Detached</b>
Shingles Replaced:	<b>2020</b>	Apex Age:	<b>100+ Years</b>
Year/Desc/Source:	<b>//</b>	Rd Acc Fee:	
Property Access:	<b>Municipal Road</b>	Winterized:	
Other Structures:	<b>Shed</b>		
Pool Features:	<b>None</b>		
Garage & Parking:	<b>Detached Garage//Covered Parking//Asphalt Driveway</b>		
Parking Spaces:	<b>3</b>	Garage Spaces:	<b>2.0</b>
Services:	<b>Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Telephone</b>		
Water Source:	<b>Municipal</b>	Sewer:	<b>Sewer (Municipal)</b>
Lot Size Area/Units:	<b>/</b>	Acres Rent:	
Lot Front (Ft):	<b>33.01</b>	Lot Shape:	
Location:	<b>Urban</b>	Land Lse Fee:	
Area Influences:	<b>Downtown, Hospital, Lake Access, Landscaped, Library, Marina, Park, Place of Worship, Public Parking, Public Transit, Shopping Nearby</b>		
Topography:	<b>Level</b>	Fronting On:	<b>North</b>
Elementary School:	<b>Sydenham Public School</b>		

### Interior

Interior Feat:	<b>Built-In Appliances, Oven Built-in</b>		
Security Feat:	<b>Alarm System, Carbon Monoxide Detector(s), Smoke Detector(s)</b>		
Basement:	<b>Full Basement</b>	Basement Fin:	<b>Partially Finished</b>
Basement Feat:	<b>Walk-Up</b>		
Laundry Feat:	<b>Main Level</b>		
Cooling:	<b>Central Air</b>		
Heating:	<b>Fireplace-Gas, Forced Air, Gas</b>		
Fireplace:	<b>1/Family Room, Natural Gas</b>	FP Stove Op:	<b>Yes</b>
Under Contract:	<b>HWT-Gas</b>	Contract Cost/Mo:	
Inclusions:	<b>Built-in Microwave, Carbon Monoxide Detector, Dishwasher, Dryer, Garage Door Opener, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings</b>		

### Property Information

Common Elem Fee:	<b>No</b>	Local Improvements Fee:	
Legal Desc:	<b>PT LT 126 ORIGINAL SURVEY KINGSTON CITY; PT LT 135 ORIGINAL SURVEY KINGSTON CITY, PT 4, 13R18423; T/W ROW OVER PT 2, 13R18423 AS IN FC25186; KINGSTON; THE COUNTY OF FRONTENAC</b>	Survey:	<b>Up-to-date/ 2016</b>
Zoning:	<b>B</b>	Hold Over Days:	
Assess Val/Year:	<b>\$745,000/2016</b>	Occupant Type:	<b>Owner</b>
PIN:	<b>360410168</b>		
ROLL:	<b>101101001001600</b>		
Possession/Date:	<b>Other/</b>	Deposit:	<b>35000</b>

### Brokerage Information

List Date: **02/24/2022**  
 List Brokerage: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE**

Source Board: **KAREA**

**Prepared By: MARJORIE COOKE, Salesperson**

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**Date Prepared: 02/24/2022**

**\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix**

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<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Dining Room	Main	18' 10" X 13' 11"	5.74 X 4.24	2-Piece
Bathroom	Main	3' 3" X 6' 5"	0.99 X 1.96	
Laundry	Main	8' 9" X 7' 8"	2.67 X 2.34	
Living Room	Main	16' 5" X 13' 10"	5.00 X 4.22	
Breakfast Room	Main	16' 5" X 7' 9"	5.00 X 2.36	
Kitchen	Main	15' 8" X 7' 7"	4.78 X 2.31	5+ Piece, Ensuite 4-Piece
Bedroom Primary	Second	16' 0" X 13' 9"	4.88 X 4.19	
Bedroom	Second	16' 8" X 13' 9"	5.08 X 4.19	
Bedroom	Second	11' 4" X 16' 0"	3.45 X 4.88	
Bathroom	Second	14' 8" X 8' 6"	4.47 X 2.59	
Bathroom Primary	Second	11' 6" X 8' 1"	3.51 X 2.46	
Family Room	Basement	14' 5" X 20' 5"	4.39 X 6.22	2-Piece
Bathroom	Basement	4' 11" X 6' 6"	1.50 X 1.98	
Storage	Basement	8' 9" X 10' 0"	2.67 X 3.05	
Utility Room	Basement	8' 6" X 7' 4"	2.59 X 2.24	
Gym	Basement	10' 2" X 20' 5"	3.10 X 6.22	

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