

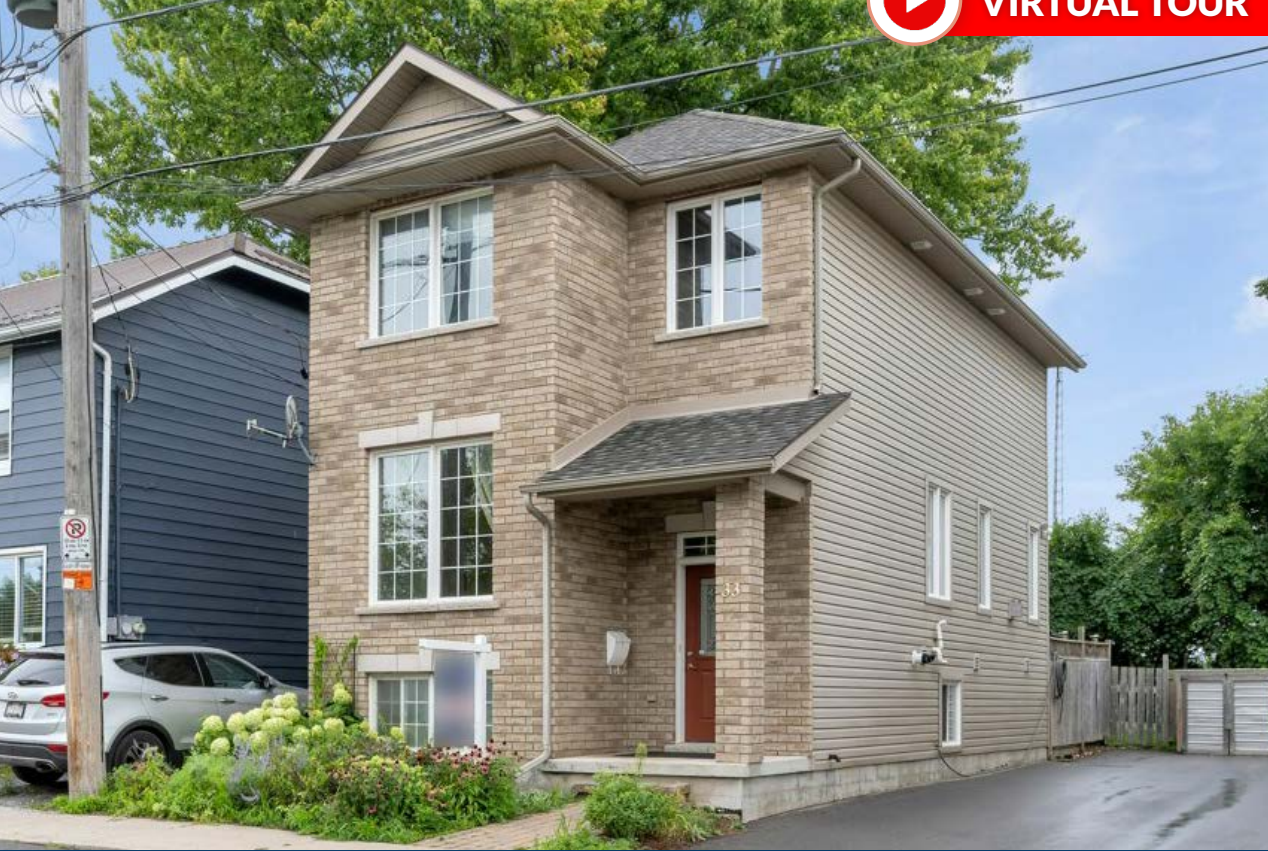
# SINGLE DETACHED HOME FOR SALE

**FOR SALE**

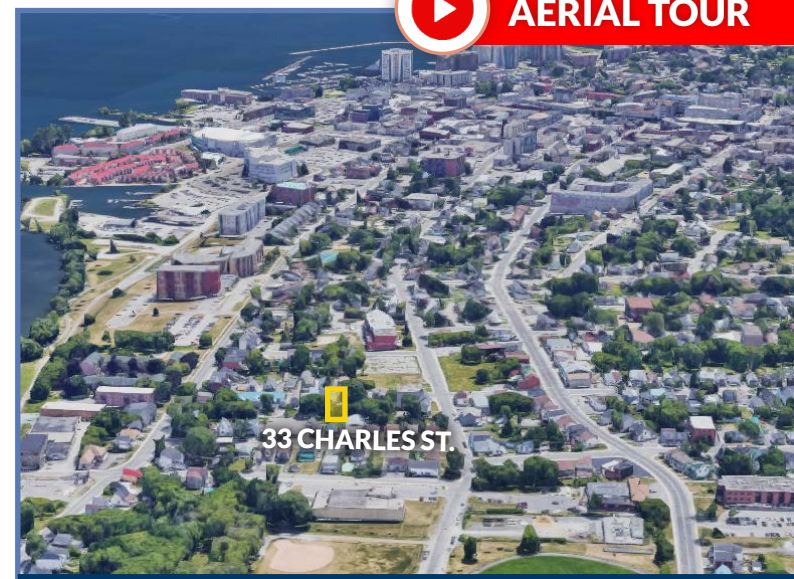
**\$759,900**



**VIRTUAL TOUR**



**AERIAL TOUR**



## 33 CHARLES STREET KINGSTON

### PROPERTY DETAILS

- Custom-designed 2,075 sf 3 level home, with 4 bedrooms and 3 bathrooms
- High ceilings, beautiful hardwood flooring, and abundant natural light
- Rear deck overlooking a private fenced in yard with lush greenery and garden beds
- Interlocking walkway, covered front porch and a 4-car driveway

### INNER HARBOUR NEIGHBOURHOOD

- Steps away from the scenic waterfront trails along the Cataraqui River & within walking distance to Kingston's historic downtown core
- In one of Kingston's most desirable and culturally significant neighbourhoods, all amenities are nearby, including parks, schools, artisanal cafes, shops and bistros.
- Walking distance to several bus stops and the transit "hub" providing excellent accessibility to all transit linked areas of the City and outside Downtown core

**SINA TAHAMTAN**

*Sales Representative*

✉ [stahamtan@rtcr.com](mailto:stahamtan@rtcr.com)

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☎ 613-384-1997 Ext. 18

**Rogers  
& Trainor**

Commercial Realty (2009) Inc.  
Brokerage

**WWW.RTCR.COM**

**FOR SALE**

**33 CHARLES STREET** KINGSTON



**SITE DETAILS**

<b>LEGAL DESCRIPTION</b>	PLAN D21 PT PARK LOT 35 RP 13R20165 PARTS 1 AND 2
<b>PIN</b>	360460382
<b>ZONING</b>	UR5 (Urban Residential)
<b>SITE DIMENSIONS</b>	31.1 ft x 103.3 ft
<b>SITE AREA</b>	3208 SF
<b>TAXES</b>	\$5,056.13 (2023)

**BUILDING DETAILS**

<b>BUILDING SIZE</b>	+/-1,751 sf
<b>HEATING</b>	High Efficiency Gas Furnace, Gas Fireplace
<b>HOT WATER HEATER</b>	Electric (Owned)
<b>COOLING</b>	Central Air (A/C)
<b>ELECTRICAL</b>	200 AMP
<b>WATER/SEWER</b>	Municipal



All information provided is deemed reliable but is not guaranteed and should be independently verified. For additional information regarding this and other listings, please visit our website at [www.rtrcr.com](http://www.rtrcr.com).

**FOR SALE**

**33 CHARLES STREET KINGSTON**

**PHOTOS**

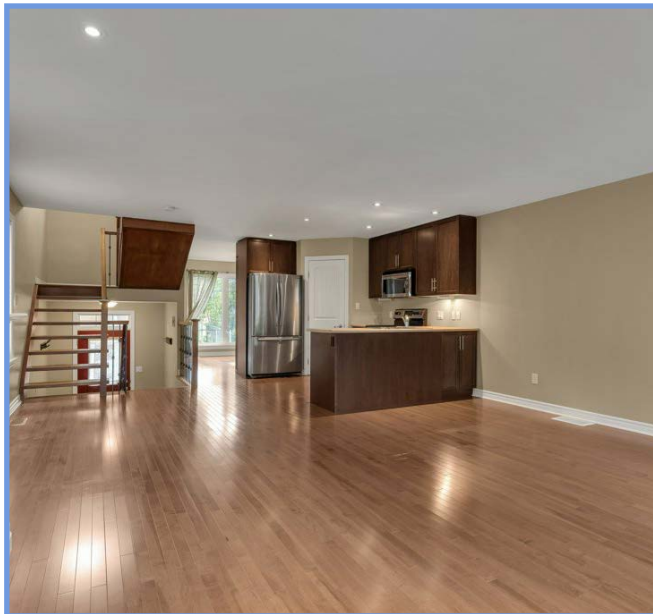
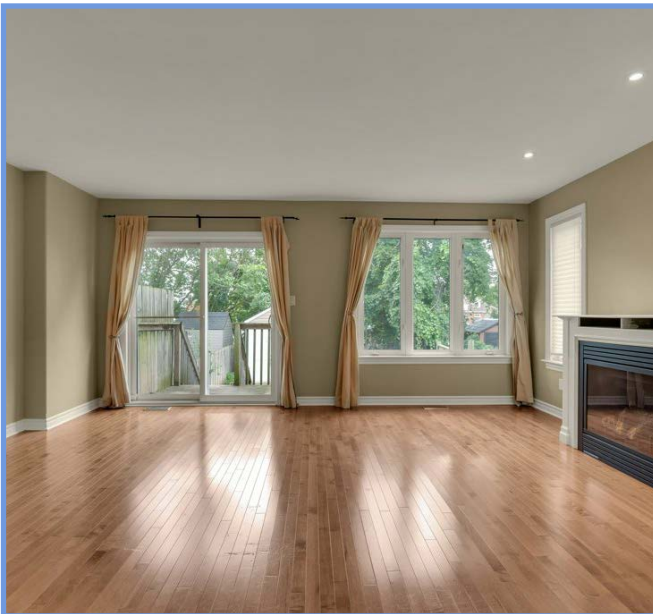
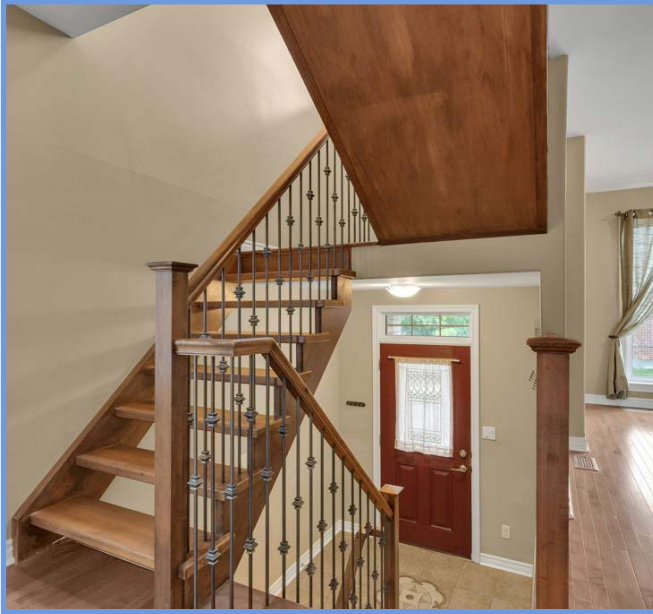


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**FOR SALE**

**33 CHARLES STREET KINGSTON**

**PHOTOS**



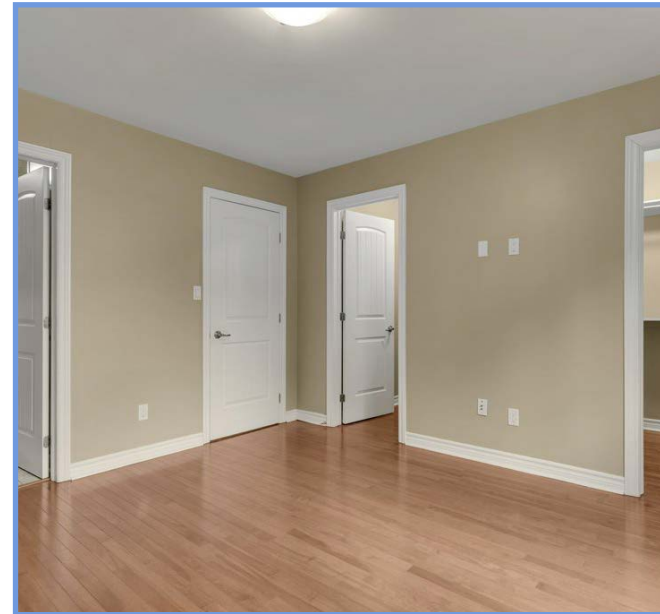
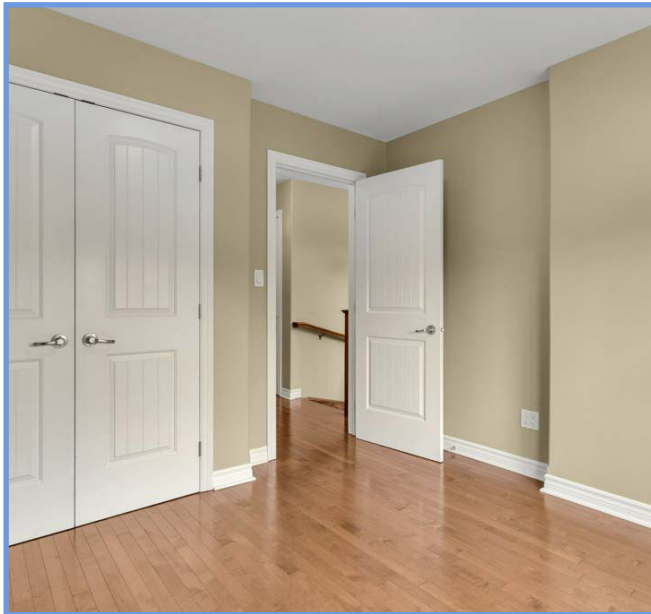
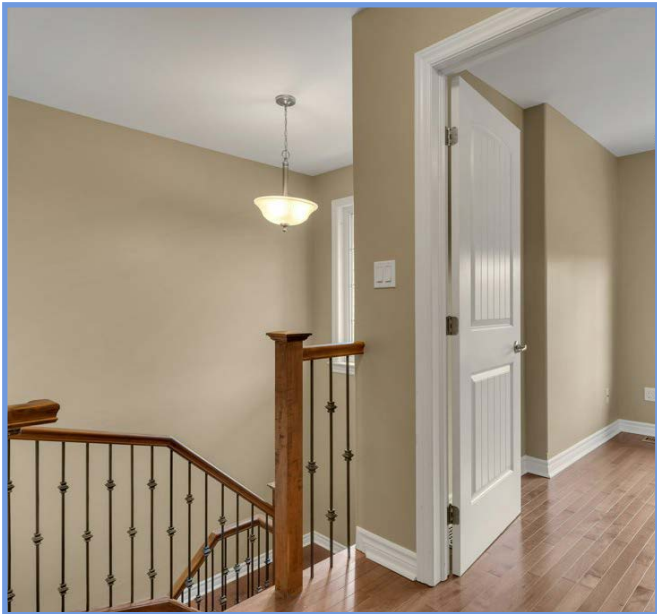
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**FOR SALE**

**33 CHARLES STREET KINGSTON**

**PHOTOS**



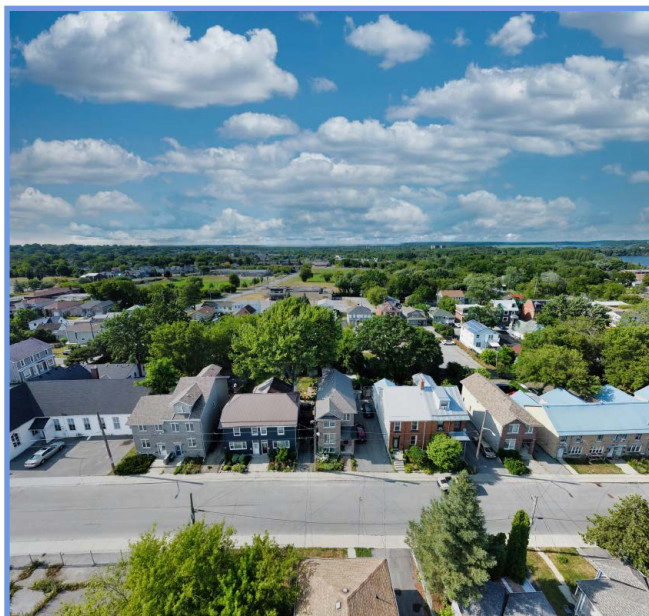
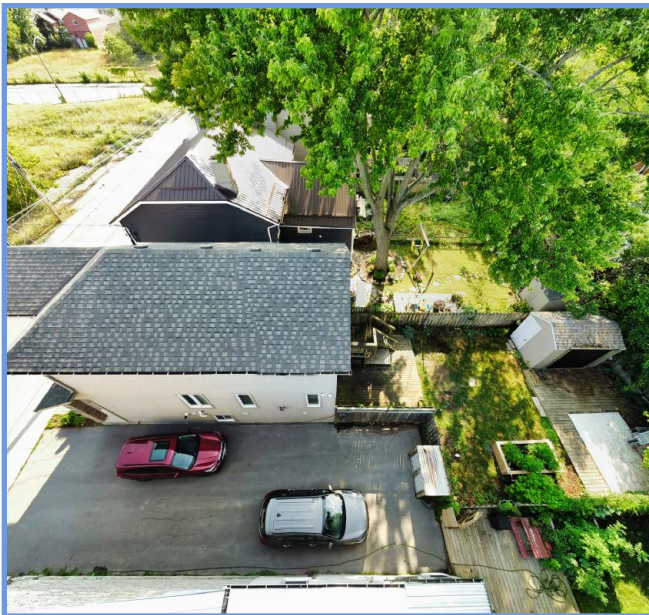
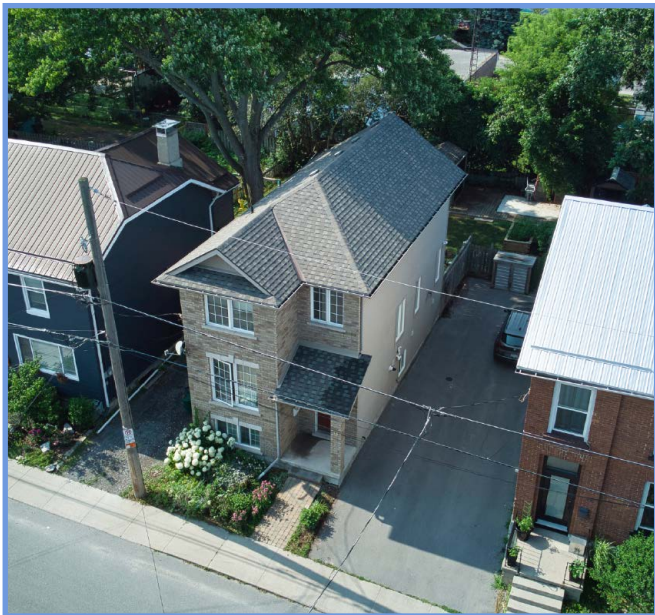
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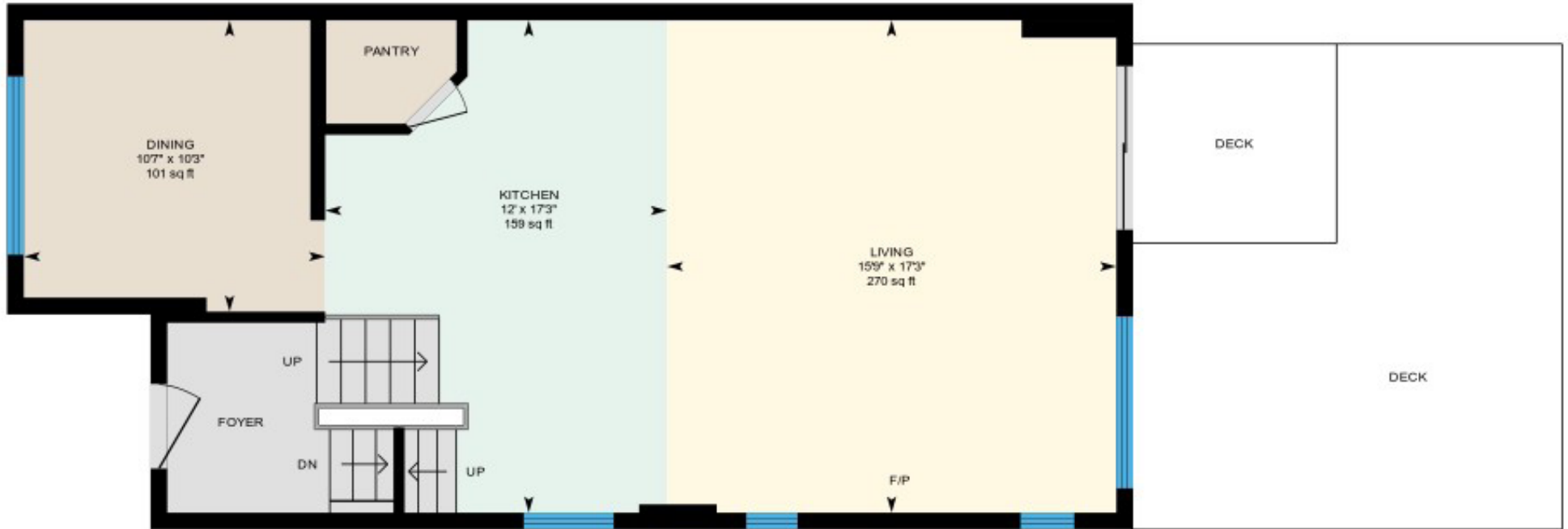
**33 CHARLES STREET KINGSTON**

**PHOTOS**



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**FLOOR PLANS****MAIN FLOOR**

Exterior Area 688.65 sf

Interior Area 621.52 sf

Excluded area 3.02 sf



## FLOOR PLANS

**SECOND FLOOR**

Exterior Area 691.21 sf

Interior Area 623.96 sf

Excluded area 3.11 sf





## FLOOR PLANS

**BASEMENT (BELOW GRADE)**

Exterior Area 600.07 sf

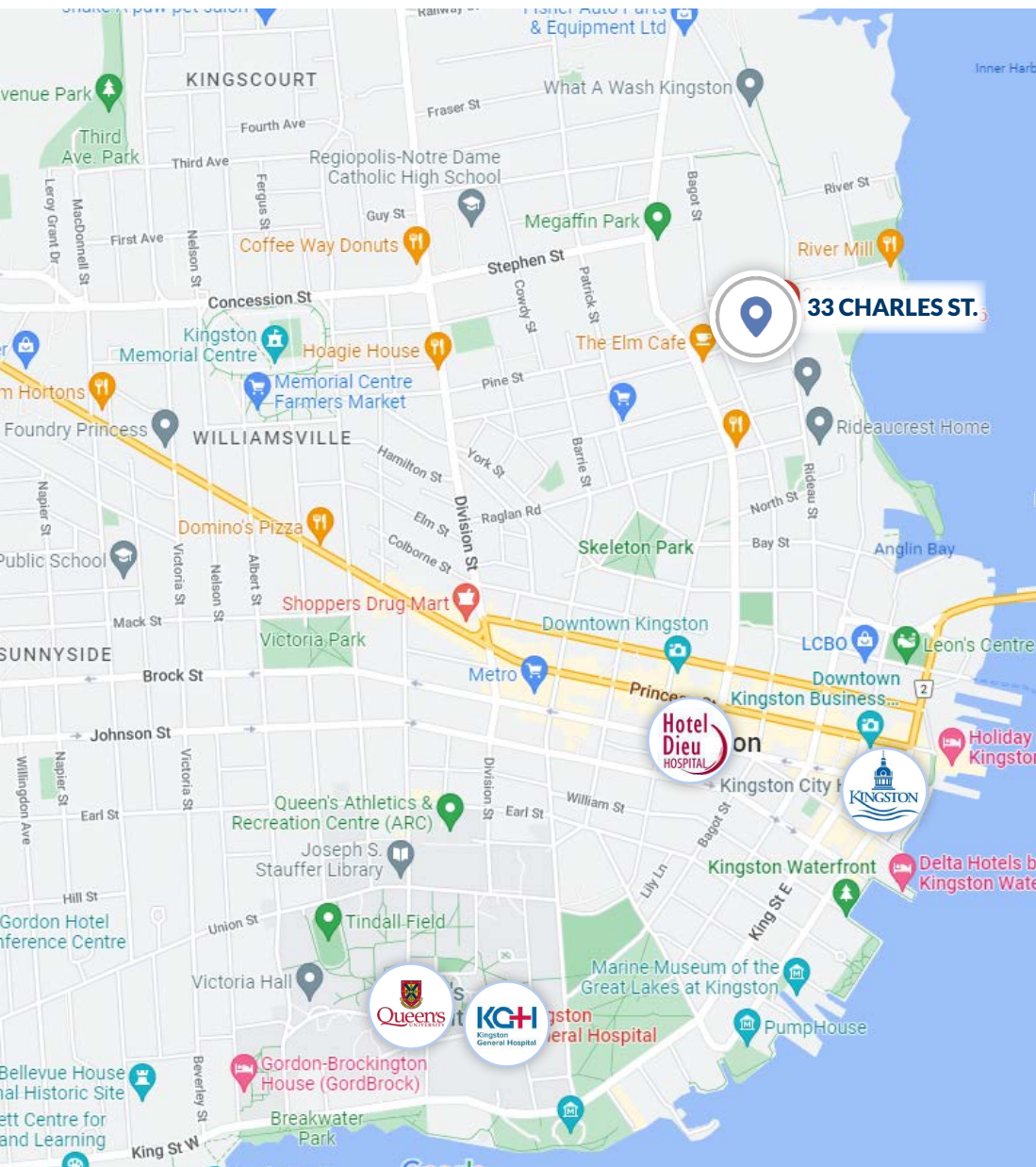
Interior Area 535.06 sf

Excluded area 36.18 sf



# FOR SALE

# 33 CHARLES STREET KINGSTON



## NEIGHBOURHOOD HIGHLIGHTS

### RESTAURANTS

- Harpers Burger Bar
- Milestones
- Chez Piggy
- Grecos

### FITNESS & RECREATION

- Skeleton Park
- Queen Street Fitness
- Megaffin Park
- Focus Personal Fitness Studio
- Goodlife Fitness

### GROCERY

- Food Basics
- The Store Famous
- Union Market
- Memorial Centre
- Farmer's Market

### SCHOOLS

- Queen's University
- Mulberry Waldorf
- Regiopolis High School
- Central Public School

## INNER HARBOUR DISTRICT

The Property is located just North of downtown Kingston in the Inner Harbour neighbourhood. 33 Charles Street is positioned less than 2.5 km away from Queens University and blocks away from the Downtown Core. In addition, there are plenty of green spaces to enjoy including Skeleton Park, Riverview Park, Doug Fluhrer Park and the K&P Trail.

## KINGSTON NATIONAL RANKING CITY

Kingston has also been recognized nationally and internationally in various ranking studies:

- Ranked #1** Top Cities in Canada to be a Woman *Canadian Centre for Policy Alternatives, Manitoba Office, 2019*
- Ranked #1** Best Small City *FDI Strategy FDI Communities of the Future, 2018*
- Ranked #1** Fastest Growth in Transit Ridership *Statistics Canada, 2017*
- Ranked #4** Top City in Ontario for Millennials *Point2Homes real estate portal, 2018*
- Ranked #5** Top City to Buy Real Estate in Canada *MoneySense Magazine, 2020*
- Ranked #6** Small City for Human Capital and Lifestyle *FDI Communities of the Future, 2018*
- Ranked #14** Best Community in Canada *Maclean's Magazine, 2019*

Walk Score  
**75**

**VERY WALKABLE**  
Most errands can be accomplished on foot.

Transit Score  
**52**

**GOOD TRANSIT**  
Many nearby public transportation options.

Bike Score  
**87**

**VERY BIKEABLE**  
Biking is convenient for most trips.

