



ZACH SHEA
 Broker
 Ph: 613 331-2635
 zach@ridearealty.ca
 http://www.ridearealty.ca



1631 CRIMSON CRESCENT, Kingston K7P 0J3

ML#: 1202658



Status: Active
Dist/Neigh: 10000- Kingston
Municipality: Kingston
Neigh Name: Kingston
Lot Size: 32.81 ' x 105.45 '
Zoning:
Zoning Desc: Duplex
Legal Desc: LOT 201, PLAN 13M84 CITY OF KINGSTON

List Price: \$599,900
Sub Type: Residential
Fronting: South
Acres:
SqFt:
Seasonal:

Directions/Remarks

Directions: Princess St. to Woodhaven Dr. to Evergreen Dr. to Crimson Cres.

Public Remarks: Welcome to your very own legal duplex at 1631 Crimson Crescent! Get double rent or live upstairs and have the secondary suite help pay your mortgage. This CaraCo built 'Elgin' model built in 2018 offers 2,210 sq/ft of finished space with the secondary suite having a complete separate entrance. The main unit is a 2-storey home with 3 bedrooms and 2.5 baths. Bright, open concept with a walk-in pantry and stainless steel appliances. Master bedroom includes a walk-in closet and 3-piece ensuite. The secondary suite boasts living room, full kitchen with stainless steel appliances, large bedroom and 4-piece bathroom. An attached 1 car garage with inside entry to the main unit. Separate furnaces and A/C for each unit and each has their own laundry. A great investment so call today to book your private showing!

Property Information

Style:	Detached	Type:	Duplex	Total Beds:	4	Total Baths:	4
Builder:	CaraCo	Model:	Elgin	Beds AG:	3	FB/PR Bths:	3/1
Year Built:	2018/New	#Gar:	1	Beds BG:	1	Ensuites:	1
Parking Desc:	1 Garage Attached, Surfaced			#Cover:	0	Total Park:	4
Heat Desc:	Forced Air			Heat Fuel:	Natural Gas		
Air Conditioning:	Central			Roof:	Asphalt Shingle		
Water Supply:	Lake Intake			# FP:		FP Fuel:	
Exterior Finish:	Stone, Vinyl			Sewer:	Sewer Connected		
Foundation:	Poured Concrete			Construction:			
Basement Desc:	Full			Basement Dev:	Fully Finished		
Floor Covering:	Carpet Wall To Wall, Vinyl			Fire Retrofit:	Yes		
Appliances Incl:	Dishwasher, Dryer, Washer, 2 Stoves, 2 Fridges						
Site Influences:	Deck, Natural Gas						
Neigh Influences:	Golf Nearby, Highspeed Available, Playground Nearby, Shopping Nearby						
Rental Equip:	Hot water tank						

Room Information

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
KITCH	Main	12' x 12'	LIVRM	Main	21'6" x 14'6"	DINRM	Main	10'10" x 8'8"	BATH2	Main	
MBED	2nd	13'2" x 13'1"	ENS3PC	2nd		BEDRM	2nd	10'6" x 8'5"	BEDRM	2nd	10'6" x 8'5"
BATH3	2nd		LAUND	2nd	7'6" x 3'4"	LIVRM	Lower	13'4" x 12'7"	KITCH	Lower	12' x 6'6"
BEDRM	Lower	14'7" x 8'10"	BATH3	Lower							

Other Property Information

Assoc/POTL Fee: \$0
Fee Freq: N/A
Taxes/Yr: \$4,620.00/2019
Assmt/Yr:
Survey/Yr:

Office Information

List Office #1: RIDEAU REALTY LIMITED, Brokerage

Conditional/Sold/Other Information

FD:
DOM:
SRD:
PR:
SD:
CD:
SP: