

\$999,900 - 45 Chestnut Street, Kingston (east Of Sir John A. Blvd)

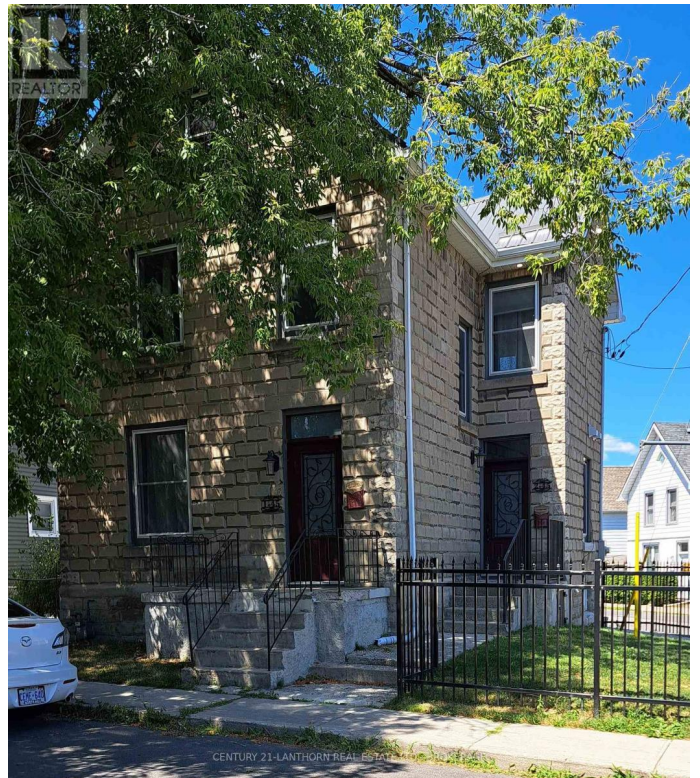
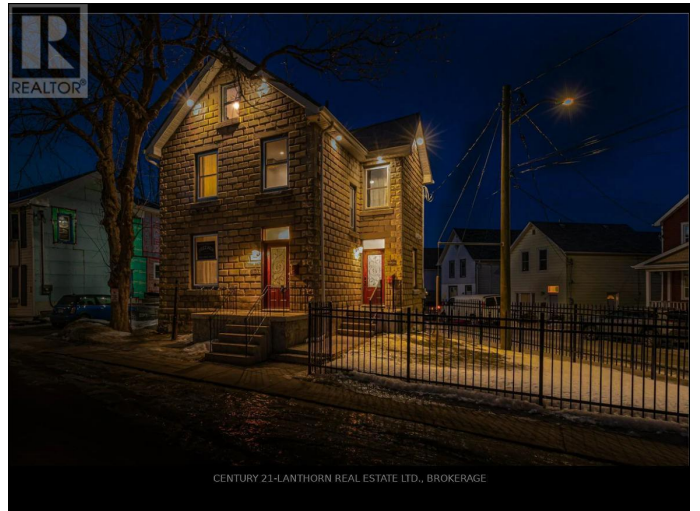
MLS® #X12296984

\$999,900

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

22 - East of Sir John A. Blvd, Kingston (east Of Sir John A. Blvd), Ontario

This fully rebuilt 2.5-storey rusticated stone property offers outstanding versatility: operate as two licensed Airbnb units, live in one while renting the other, or lease both as premium apartments. Its prime location at the corner of Chestnut and Cherry Streets in downtown Kingston makes it a highly desirable property. This home seamlessly blends historic architectural charm with complete modern upgrades. Gutted to the bare walls and meticulously rebuilt to code, both units feature independent laundry, programmable WiFi thermostats, separate heat/AC controls, and individual shut-off valves. The property boasts significant upgrades, including a new water line from the city, all-new electrical, plumbing, and ductwork with in-line smoke detection, spray foam insulation from basement to attic, fireproofed basement and complete Ontario Building Code-compliant fire separation, a durable steel roof, new eavestroughs, vinyl flooring, granite/quartz counters, and custom kitchen cabinetry. New double-hung windows, doors, and LED soffit lighting. The property also features a security camera system, exterior parking, and an EV charger. The upper unit is a 2-bedroom retreat, featuring a bright, open-concept living space, a stylish bath, and a finished garret that opens onto a private deck with views of the Fruit Belt. The lower 1-bedroom unit exudes executive style,



perfect for professional tenants. All furnishings, linens, kitchenware, and decor are included, making this an actual turnkey investment or lifestyle property. Modern living in a historic, rusticated stone home: discover the possibilities at 45 Chestnut Street. (id:6289)

Essential Information

Listing #	X12296984
Price	\$999,900
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	45 Chestnut Street
Subdivision	22 - East of Sir John A. Blvd
City	Kingston (east Of Sir John A. Blvd)
Province	Ontario
Postal Code	K7K3X4

Amenities

Amenities	Separate Heating Controls
Features	Sump Pump, In-Law Suite
Parking Spaces	2
Parking	No Garage
View	City view

Interior

Appliances	Water Heater, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	3

Exterior

Exterior	Concrete
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Lot Description 60 x 92.5 FT ; corner|under
Foundation Stone

Listing Details

Listing Office CENTURY 21-LANTHORN RE/



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