

\$699,000 - 1014 Woodbine Road S, Kingston (north Of Taylor-Kidd Blvd)

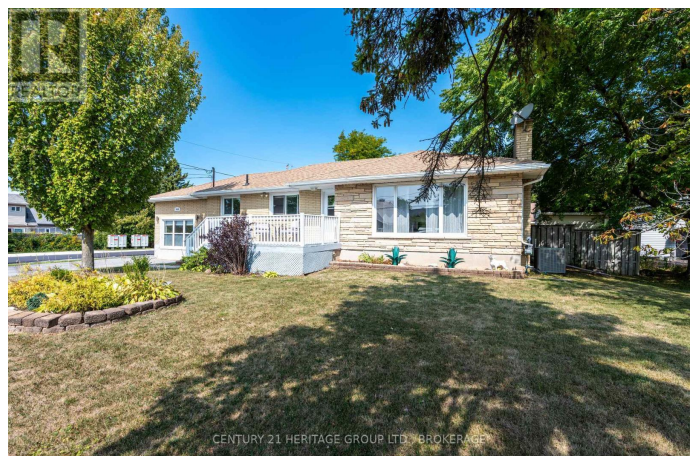
MLS® #X12396539

\$699,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

39 - North of Taylor-Kidd Blvd, Kingston (north Of Taylor-Kidd Blvd), Ontario

Welcome to this exceptional all-brick and stone bungalow in Kingston's sought-after west end, just 100 meters from Holy Cross High School. Perfectly positioned on a spacious corner lot, this property combines the charm of a solid family home with the versatility of a true investment opportunity. The main level offers comfortable living with bright, open spaces, while the separate side entrance to the basement provides excellent potential for in-law accommodations or income-generating suites. With proper approvals, this property could be converted into a triplex ideal for savvy investors looking to maximize returns in one of Kingston's most desirable locations. A standout feature is the large detached garage, with available services at the sidewalk of natural gas, water, and sewer. This structure opens the door to endless possibilities, from workshop or studio space to an additional dwelling unit (subject to municipal approval). Transit stops are conveniently located at your doorstep, connecting you quickly to all west-end amenities, shopping, restaurants, parks, and medical services while remaining just a short drive from downtown Kingston and Queen's University. Families will appreciate the proximity to excellent schools, while investors will value the strong rental demand in this well-connected neighborhood. Whether you're



searching for a place to call home with future growth potential or an ideal income property, this bungalow checks every box. Live in one unit while your tenants contribute to the mortgage, or unlock the property's full investment potential. Rarely does an opportunity with this much flexibility, location, and upside come to market in Kingston's thriving west end. Don't miss your chance to secure a property with both immediate appeal and long-term value. Book your private showing today and explore the possibilities this unique property has to offer. (id:6289)

Essential Information

Listing #	X12396539
Price	\$699,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1014 Woodbine Road S
Subdivision	39 - North of Taylor-Kidd Blvd
City	Kingston (north Of Taylor-Kidd Blvd)
Province	Ontario
Postal Code	K7P2V9

Amenities

Amenities	Park, Public Transit, Schools, Fireplace(s)
Utilities	Wireless
Features	Flat site, Sump Pump
Parking Spaces	5
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, All
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Brick
Lot Description	90.1 x 97.7 FT ; 90.05ft x 97.63ft x 90.08ft x 97.73ft under 1/2 acre
Foundation	Poured Concrete

Listing Details

Listing Office CENTURY 21 HERITAGE GROUP LTD., BROKERAGE



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