

\$895,000 - 1049 Highway 2 E, Kingston (kingston East (incl Cfb Kingston))

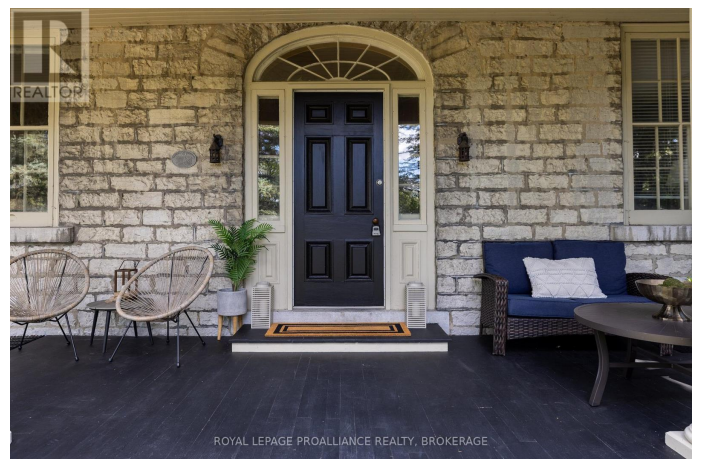
MLS® #X12459725

\$895,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

11 - Kingston East (Incl CFB Kingston),
Kingston (kingston East (incl Cfb Kingston)),
Ontario

The once-formal gardens that surround this intensely pretty (and nicely updated) limestone and sandstone home just east of downtown Kingston have let their guard down just slightly. A chicken coop in one corner. Geometries hinted at rather than imposed. The barn leans so casually against the house it might be about to tell a good joke. The familiar touchstones are all here; mile-wide window ledges, softwood floors worn the colour of toffee or honeycomb, the wide porch like a dinner theatre stage. But there is more to 1049 than fearsome symmetry. A fireplace divides the living and dining rooms like a warm-hearted referee. Across the hall is a more private parlour, or home office. The wallpapers are modern, high-end, but nod knowingly to the history, as if William Morris popped by to tip his cap. There are four bedrooms, with ceilings high enough to accommodate the grandest of four-poster beds, the most elaborate of libraries. And the bathroom, on this level, dead-centre at the front of the house, is a period piece, with its clawfoot tub crouched beneath the window like a big white cat. The basement, home once, to Downton Abbey-level shenanigans, and steaming stock pots swinging above the fire, is a cool retreat from the upper-floor hubbub, and also where the laundry is managed. It is a



rambling, stylish country home. The shooting parties are long past. The life on offer is more literary than that, more urban farmer, more university prof, more doctor. I imagine kids tearing between bedrooms, up and down the stairs; their laughter sticking to the walls.
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Essential Information

Listing #	X12459725
Price	\$895,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1049 Highway 2 E
Subdivision	11 - Kingston East (Incl CFB Kingston)
City	Kingston (kingston East (incl Cfb Kingston))
Province	Ontario
Postal Code	K7L4V1

Amenities

Amenities	Fireplace(s)
Features	Irregular lot size, Carpet Free
Parking Spaces	4
Parking	No Garage

Interior

Appliances	Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stone
Exterior Features	Landscaped
Lot Description	214.5 x 185.5 FT
Foundation	Stone

Listing Details

Listing Office ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE



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Listing information last updated on November 1st, 2025 at 7:31am PDT