

# 701 Johnson Street Kingston

LOCATION LOCATION LOCATION

## PROPERTY DETAILS



**Listing Price:** **\$280,000**

**Listing Address:** 701 Johnson Street  
Kingston ON K7L  
2A7

**Bedrooms:** 6

**Full Baths:** 2

**Partial Baths:** 0

**SQ FT:** 1900

**Lot Size:** 35 ft x 117 ft

**Style:** 2 Storey

**Garage:** 1 Car+

**Heat Source:** Gas

**Schools:** Limestone School  
Board

**QR Code:**

On a SmartPhone?  
Scan the QR code  
to see this listing



## PROPERTY DESCRIPTION

### **THIS IS A GREAT HOME !**

**This is a great investment opportunity 5 + 1 Bedroom 2 full bath home has everything you are looking for! Walking distance to Queens, St. Lawrence, downtown Kingston, hospitals and so much more. This great home offers new forced air gas furnace, large deck, beautiful landscaped lot, LAN and phone connection in each room, updated kitchen, 1 car garage, paved drive in '07, and so much more! Large bright common areas and a fully finished spacious and bright lower level. This home offers you a great neighbourhood, and a great place to live that will attract the ideal tenant! Excellent choice to live in one room and rent the others. For a smart investor or parent with child in University!!!**

### **THIS HOME PAYS FOR ITSELF!**

**FULLY RENTED. ENERGY RETROFIT REPORT AVAILABLE UPON REQUEST. 2 MAIN FLOOR BEDROOMS, MAIN FLOOR MB W/ PATIO DOOR AND DECK TO REAR YARD.**

**NEWER GAS FURNACE, NEW SEWER LINES '03, New fridge in '04, Kitchen side counter '05, Basement floor paint in '05, Driveway replaced and refinished in '07, Front Stairs realigned and straightened '07, Interior freshly painted and updated. For a full list of upgrades and updates please call us today!**

MLS #: **09600086** Price: **\$280,000.00**  
 List Date: **05 JAN 2009** Sale Price: **\$0.00**  
 DOM: **2** Sale/Lease: **SALE**  
 OM Date:  
 Status: **Active**  
 Waterfront: **N** WF Name:  
 District: **CITY CENTRAL EAST**  
 County **FRONTENAC** Postal **K7L2A7**  
 Code:  
 Zoning: **RES**  
 Taxes: **3742.42** Tax Yr: **2008**

**RESIDENTIAL**  
**701 JOHNSON STREET KINGSTON**

Legal: **LOT 24, PLAN B273, PLAN B31**  
 Directions: **JOHNSON ST., SOUTH OF NAPIER ST.**  
 Seller: **SUSAN RUMACK**

Age: **26-50 YEARS** Lot Size: **35 X 117**  
 SqFt: **1900** Rooms: **9**  
 Bdrms **5** Total **6**  
 Above: Bdrms:  
 Full Baths: **2** 1/2 Baths:  
 Rentals: **HWT** Amperage:  
 Chattels **WASHER, DRYER, STOVE, FRIDGE**  
 Incl:

- Room Sizes -  
**LR M 14'6X13'3** **DR** **KTN M 16'9X11** **MBR U 16'9X20'6**  
**BR U 11'5X9'6** **BR M 7'10X17'3** **BR U 10'5X13'9** **BTH1 U 6'3X9'11**  
**BTH2 L 7'5X4'11** **BTH3** **RECRM L 15'7X16'4** **FAMRM**  
**DEN** **LNDRY** **OTHER M 8'6X16'9** **OTHER**

Int. **FULLY LEASED UNTIL 30 APRIL 2009. ENERGY RETROFIT REPORT**  
 Remarks: **AVAILABLE UPON REQUEST, 2 MAIN FLOOR BEDROOMS.**

Remarks: **THIS 5 BEDROOM, 2 FULL BATH HOME HAS EVERYTHING YOU ARE LOOKING FOR. IDEAL STUDENT RENTAL WALKING DISTANCE TO QUEEN'S, ST.LAWRENCE AND DOWNTOWN KINGSTON. NEWER GAS BOILER, LARGE DECK, NICELY LANDSCAPED LOT, LAN AND PHONE CONNECTIONS IN EACH ROOM, UPDATED KITCHEN, 1 CAR ATTACHED GARAGE. THIS IS AN ABOVE AVERAGE HOME LOCATED IN A GREAT NEIGHBOURHOOD. AN EXCELLENT CHOICE FOR INCOME OR OWNER OCCUPIED. CURRENTLY LEASED UNTIL APRIL 30, 2009.**

Access: **MUNICIPAL ROAD** Age: **26-50 YEARS**  
 Occupancy: **TEN** Basement: **FULL, FULLY FINISHED**  
 Foundation: **BLOCK** Exterior: **BRICK/SIDING**  
 Heating: **BASEBOARD** Heating- **GAS**  
 Fuel:  
 Parking: **1 CAR, ATTCH GAR** Prop Size: **UNDER .5 AC**  
 Roof: **ASPHALT SHGL** Pool:  
 Services: **BUS SERVICE, CABLE, GARB PICK- UP, MUNIC WATER, STREET LIGHTS, SEWER** Site Infl:  
 Style: **2 STOREY**  
 Interior: **FIREPLACE**

CONTACT INFORMATION



**Sue & Liza Tallen**  
**Royal LePage ProAlliance**  
**kingstonhomefinder.com**  
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A banner for Sue & Liza Tallen. On the left, there are two headshots of the agents. The text in the center includes the Royal LePage ProAlliance Realty logo, office and toll-free numbers, and the agents' names and contact information. On the right, there is a photograph of a modern house. The bottom of the banner features the KingstonHomeFinder.com logo and tagline.

**ROYAL LEPAGE** Office 613-384-1200  
**ProAlliance Realty** Toll Free 800-862-4443  
sue@suetallen.com Broker **Sue & Liza** lizatallen@me.com Sales Representative  
613-539-8899 **TALLEN** 613-449-SOLD (7653)  
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**KingstonHomeFinder.com** WELCOME HOME  
Your Source For Kingston and Area Real Estate!



**Equal Housing Opportunity**

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