



Address	2910 A&B BREWERY Street	1013-1015 SUNNYSIDE Road	1443 MILDRED Street
MLS®#	40340829	40235799	40198299
Status	Closed	Closed	Closed
Original List Price	\$549,900	\$699,900	\$795,000
List Price/List Date	\$549,900 / 10/24/2022	\$699,900 / 04/21/2022	\$795,000 / 01/10/2022
Sold Date	01/06/2023	06/09/2022	01/25/2022
Sale Price	\$450,000	\$530,000	\$800,000
Region (CoP)	Frontenac	Frontenac	Frontenac
District/Municip	Frontenac	Kingston	Kingston
Style	2 Storey	1 Storey/Apt	2.5 Storey
Sewage	Septic	Septic	Septic
Water	Municipal/--	Drilled Well/--	Municipal/--
Heating			
Sub Dist/Loc Area	47 - Frontenac South	44 - City North of 401	44 - City North of 401
Year Built			1917
DOM	74	49	15
Basement	Unfinished, Partial Basement	2,064 Square Feet, Partially Finished, Full Basement	Unfinished, Partial Basement
Beds Total	6	8	5
Bath Total	2	3	3
Garage			
Acres Total	< 0.5	0.50–1.99	0.50–1.99
Lot Front/Depth	112.00 / 131.00	150.00 / 185.00	105.00 / 210.00
Sqft AG/Total	1,421	2,128	2,467
Sqft Total	1,421	4,192	2,467
Waterfront Y/N	No	No	No
Waterfront Name			
Remarks	<p>It is not very often such a unique opportunity presents itself such as this. Sitting on a large and pretty lot in beautiful Sydenham is this incredible, 2 homes for 1 offering. There are so many possibilities with the two 3 bedroom semi-detached homes, under one ownership. Each side offers large principal rooms on the main floor, with 3 bedrooms and a 1 full bath on the second floor. A very nicely landscaped backyard with outdoor living spaces on both sides, covered porches and plenty of parking. Live on one side, and have the other help pay your mortgage, or take advantage of a great investment opportunity. Bring your ideas and creativity along with you to see this one. Walking distance to great schools, plenty of shopping, pharmacy, Canada's oldest general store and the beach and parks. What a package!</p>	<p>FULL SEMI-DETACHED-This all brick side-by-side semi bungalow-style located within walking distance from the Catarauqui Arena and 2 minutes from the 401, is a great investment opportunity. Each unit has 3 bedrooms, 4-piece bathrooms, large living rooms, and eat-in kitchens.</p> <p>Unit 1015 has a 1 bedroom in-law suite on the lower level. With a little TLC, this could be the perfect property for a family and an investment to rent out the side unit.</p>	<p>1443 Mildred St is a character-full and spacious (well over 2000 s.f) red-brick century home on over half an acre just ten minutes from downtown Kingston, and the same from the west-end shops. The feeling on arrival is of having escaped to a relaxed country inn (but one on municipal water). The setting really is pretty enough that you could sit down at the end of the gravel driveway and sell postcards of the house next to the lemonade. The formal principal rooms are high-ceilinged with hardwood floors and a gas fireplace. The brilliant study overlooks a shaded porch that spans the full-width of the house. Beyond that are the luminous gardens and, in the distance, an in-ground pool set among tall trees. A country kitchen in blue and white has stainless appliances, and the main-floor laundry doubles these days as a yoga studio, with adjoining half-bath. There are</p>
List Brokerage	Re/Max Rise Executives, Brokerage	eXp REALTY, BROKERAGE	ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE