



1850's Restored Limestone Estate

1775 Highway 38
Kingston ON

ABOUT US

Beautifully restored 1850's limestone estate sits on over 20 acres of land, offering an incredible blend of historic character, modern comfort, spacious natural beauty and unbeatable convenience. Rich in history yet thoughtfully updated for contemporary living. Enjoy the charm of a historic home without sacrificing efficiency or comfort.



Updated windows + insulation + mechanical upgrades



Geothermal heating & cooling (Efficiency + big-ticket mechanical done for you)



Renovated Kitchen and spa-style bathrooms including claw foot tub



ROYAL LEPAGE
ProALLIANCE
Brokerage | Independently Owned & Operated REALTY



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2010 - 2014

- **Geothermal heating/furnace installed (2013) \$30K+**
- **All new windows (2013-2019)**
- **Attic re-insulated, basement walls spray-foamed (2014)**



- Fifteen 6'x6' raised garden boxes (2010-2014)
- Hot water tank, sump, septic pump, sumps pumps, water softening system, well pump, 2x toilets (dual flush) all replaced (2011-2018)
- Nature trails cut throughout property (2012-present)
- 4,200 evergreens planted on 5 acres of land (2013)
- Baseboards in house replaced with higher baseboards (2014-2026)

2015 - 2020

- **Major kitchen reno (2017)**
- **Main bathroom major reno (2019)**
- **New Custom Entrance Door (2020)**



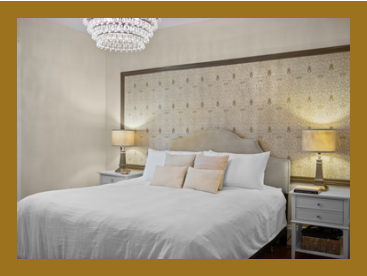
- Ice Racks installed on metal roof (2015-2020)
- New Bosch dishwasher (2016)
- Limestone pavers in backyard pathway, dining area, BBQ stand (2019-2020)
- Walk-in closet created and new lighting in primary bedroom (2020)
- New hot tub installed (2020)
- Flooring, baseboard, lighting re-done in crafting loft room (2020)
- Wrap-around porch re-shingled in cedar (2019-2020)
- New exterior lights (2020)
- Root/Wine cellar made in old cistern area (2020)
- Fireplace chimney re-pointed (2020)

Various Trees/Plants throughout the property

- | | | | | | | |
|----------|---------------|------------|-------------|--------------------|---------------|-----------------|
| ◦ Pine | ◦ Scotch Pine | ◦ Lavender | ◦ Hydrangea | ◦ Burning Bush | ◦ Raspberries | ◦ Spring bulbs |
| ◦ Spruce | ◦ Apple Trees | ◦ Dogwood | ◦ Boxwood | ◦ Many Hosta types | ◦ Currants | ◦ Various Herbs |
| ◦ Maple | ◦ Oak | ◦ Magnolia | ◦ Fern | ◦ Lilac | ◦ Gooseberry | ◦ Asparagus |

2021 - 2023

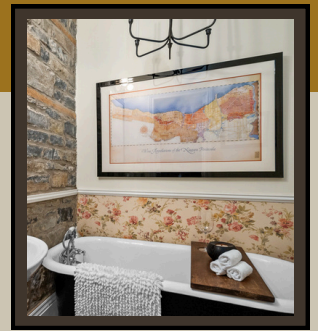
- **New Frigidaire double oven installed (2022)**
- **New Washer Dryer Combo (2022)**
- **New LG Fridge - French doors & Ice Maker (2022)**



- Lighting re-done, wainscoting installed in study (2021)
- New exterior & kitchen lighting installed (2022)
- Green House (2022)
- Main floor laundry room built (2023)
- Master bedroom chandelier installed (2023)

2024 - 2026

- **Heatmor outdoor furnace refurbished (2024)**
- **Wrap-Around porch improvements (2024)**
- **Main level clawfoot bathtub reglazed (May 2025)**



- New exterior garden lamp (2024)
- New carpet on servant's quarters stairwell (2024)
- New taps and hardware installed in main level bathroom (April 2025)
- New hot tub cover (July 2025)
- Trees around house professionally trimmed (2025)
- Limestone patio for fire pit (2021)
- All new smoke/carbon monoxide alarms replaced (2025/2026)
- HVAC system cleaned (Oct 2025)
- Retaining wall between septic bed and garden boxes rebuilt (2025)
- Bar fridge in kitchen (2025)
- Chimney cleaned on annual basis and fireplace blower unit replaced (2026)
- Sewage basin replaced (2026)
- HVAC blower unit replaced (2026)

Property & Tax Notes

- 4.97 acres of woodlot under CLTIP, no tax on this land.
- 13 acres of woodlot under MFTIP, only pay 25% of land tax component on this land.
- Taxes \$6310.53 (2025)
- Average 6 Cords of wood from the property per season.
- Average Hydro cost \$331.40/Month

Just minutes to a wide selection of amenities

Core Recreation & Community Hubs

- INVISTA Centre
 - 4 NHL-sized rinks, fitness centre & event space
- CaraCo Home Field – Turf field & track
- City parks, Splash pad
- K&P trail - 55+ km of scenic trails for walking, cycling and year-round recreation.
- Gyms
 - Pickleball Clubs
 - Momentum Pilates
 - Fit 4 Less
 - Curves (Women's Health & Fitness)
 - Trillium Gymnastics
 - Elite Power Lifting

Restaurants, Cafés & Takeout

- Family Sit down chains
 - East Side Mario's
 - Kelsey's
 - Montana's
 - Boston Pizza
- Locally Loved Eats
 - LaVida BistroBar & Social
 - Mesa Fresca
 - PHO
 - Smoke 'N' Barrel
 - Burger 347
 - The Silly Yak (Gluten Free)
 - Little Kitchen (Asian)
- Coffee
 - Juniper Cafe
 - Tim Horton's
 - Starbucks
 - North Roast Coffee
- Sports Bar/Casual Pub Scene
 - St. Louis Bar & Grill
 - Red House West
 - Riverhead Brewing Company
 - Chuck's Roadhouse

Shopping & Everyday Essentials

- RioCan Centre / Gardiners Rd retail corridor (big box central):
 - Walmart
 - Canadian Tire
 - Costco
 - Winners, Marshalls, Old Navy
 - RONA +
 - Giant Tiger
- Grocery stores:
 - Loblaws
 - Metro
 - Farm Boy
- Pharmacies:
 - Shoppers
 - Rexall
 - Pharamasave

Veterinary & Pet Services

- Veterinarians
 - Gardiners Animal Hospital
 - Kingston Regional Pet Hospital
 - Princess Animal Hospital
- Pet stores
 - Urban Paws
 - Pet Value
 - Ren's Pets
 - Finaddicts
 - Global Pet Foods
 - PetSmart
- Grooming services
 - Are you a dirty dog
 - Topaz Pet Salon
 - Maison Chien
 - The Mutt Hut

Convenience, Services, Massage & Physio

- Gas Stations
- Banks
- Doctor and walk in clinic
- Schools
- Dentists
- Professional Services
- Daycares
- Library
- Auto Services/ Car Wash



Kingston's West End
Up Town Amenities

Future site of KHSC
Hospital Complex

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