

## 1106 Fawn Court, Kingston, ON K7P 0A3

### **Highlights, Overhauls and Upgrades Worth Mentioning:**

- ✓ Rarely Offered Opportunity to Live in One of the Most Sought After and Family Friendly Neighborhoods in All of Kingston
- ✓ Presenting 4 Total Bedrooms, 3 Full Bathrooms, Grand 9' Vaulted Ceilings (Living and Primary Room), a Brilliant Private Backyard Experience, Wonderfully Finished Lower Level and an Extensive List of Updates, Upgrades, Remodels, Facelifts and Renovations from Top to Bottom, Inside and Out!
- ✓ Entire Home Painted Throughout 2019-Present
- ✓ Three Trees Removed from Backyard 2020
- ✓ Brand New Furnace Installed Dec 2025
- ✓ HVAC Unit Installed 2021 / 2022
- ✓ Shingles Replaced Brand New 2020
- ✓ Hot Water Heater Replaced 2022 (Rental)
- ✓ Main Floor Bathroom Updated 2025
- ✓ White Kitchen Cabinets Completed 2023
- ✓ Large Deck Painted 2025
- ✓ Brand New Washer and Dryer from Home Depot 2025
- ✓ New Stainless-Steel Stove 2025
- ✓ Stainless-Steel Dishwasher Installed 2022
- ✓ Oversized Double Door Stainless-Steel Fridge-Freezer 2022
- ✓ Garage Doors and Front Door Painted Fresh 2025
- ✓ Storage Mezzanine Installed in Garage 64 Square Feet 2024
- ✓ Tool Area Created in Laundry Room 2020
- ✓ Large Gazebo Built onto Back Deck 2025 – Approx \$1800
- ✓ Big Garden Shed Constructed with Beautiful Finish 2021
- ✓ Oak hardwood Flooring Installed Throughout Main Floor 2022
- ✓ Main Entry/Landing Stone Tiled 2023
- ✓ Driveway Consistently Sealed on a Yearly Basis
- ✓ Main Living Space Window Covering Installed 2023
- ✓ Front Garden Professionally Installed 2023
- ✓ Highlighting the Main Floor is the Primary Suite Complete with its Very Own Magnificent Vaulted Ceilings, Huge Walk-In Closet and Finished Off with an Elegant 4-Piece Ensuite
- ✓ The Finished Lower Level is No Joke with its Own Large 4th Bedroom, 4-Piece Bathroom, Den/5th Bedroom/Office, Huge Utility Space and Larger than Life Recreational/Family Rooms
- ✓ The X-Factor to this Gem of a Listing, is Quite Simply the Utopic and Private Backyard Experience Perfect for Entertaining Friends and Family or Taking in some Well-Deserved Mindfulness
- ✓ Backing onto Large School Yard, Large Deck Space Complete with Gazebo, Landscaped and so Much More; This Home and Property Will Have You Never Wanting to Leave
- ✓ A World of Opportunity Awaits to Enjoy Everything Kingston and What This Amazing City Has to Offer - Walking Distance or a Short Bike Ride to Parks, Trails, Schools, Collins Bay, Conservation Area, all Big Box Stores, Restaurants, Cafes, and the List Goes On!!!