

525 QUEEN Street, Kincardine, Ontario N2Z 2H9

Listing

Client Full
Active / Residential

[525 QUEEN St Kincardine](#)

MLS®#: 40432372
 Price: **\$1,099,900**



Bruce County/Kincardine/Kincardine 1.5 Storey/House

	Beds	Baths	Kitch
Main	2	2	1
Second	3	1	

Beds (AG+BG): **5 (5 + 0)**
 Baths (F+H): **3 (2 + 1)**
 SF Fin Total: **3,750**
 AG Fin SF Range: **3001 to 4000**
 AG Fin SF: **3,750/Other**
 BG Fin SF: **0**
 DOM/CDOM: **0/0**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$4,932.72/2023**

Next OH: **Public: Sat Jun 10, 10:00AM-12:00PM**

Remarks/Directions

Public Rmks: This charming family home boasts a classic, expansive layout and is situated on a sprawling 82.5 x 231 town lot. The 1.5-storey home offers 5+ bedrooms, 3 bathrooms and almost 4000sf of finished living space. The main floor includes a large eat-in Kitchen, main floor primary bedroom with updated ensuite bathroom plus 2-walk in closets, a second bedroom/office space, main floor laundry, an updated family room with patio access to the back yard oasis, and an updated powder room. Head-up the "servants staircase" to a large bonus room & use your imagination with this space as it could be a rental suite, rec room or a big area for the kids to play. An expansive 5-pc bathroom connects this space to the more traditional bedroom floor, where you find 3 additional bedrooms & a spacious landing which will lead you back down to the front of the home. The basement offers partially finished space which is currently being used for a workshop, fitness studio & storage. Watch the sunsets from your classic covered front porch, or head out back to see the highlight of the property; an inviting saltwater pool & lounge area, with a covered tiki-bar equipped with a TV set-up, so you can watch the big game while working on your tan. The backyard offers incredible green space & a gardeners paradise with plenty of room for the future detached shop you've always dreamed about. This property is conveniently located just a few blocks from the sandy beach and a short walk to Kincardine's fabulous downtown core & Victoria Park. This home is truly one of a kind with its turn of the century classic home charm combined with today's modern finishes, making it the perfect blend of yesterday & today. With its prime location and spacious layout, this is the perfect place to call home.

Directions: 525 Queen St., Kincardine

Common Elements

Exterior

Exterior Feat:	Patio(s), Porch-Enclosed, Privacy, Storage Buildings, Year Round Living				
Construct. Material:	Vinyl Siding	Roof:	Asphalt Shingle		
Shingles Replaced:	Foundation:	Concrete Block, Stone	Prop Attached:	Detached	
Year/Desc/Source:	1898/Town Records/Other		Apx Age:	100+ Years	
Property Access:	Public Road		Rd Acc Fee:		
Other Structures:	Fence - Full, Fence - Partial, Shed, Storage		Winterized:	Fully Winterized	
Pool Features:	Inground, Salt				
Garage & Parking:	Private Drive Triple+ Wide//Asphalt Driveway				
Parking Spaces:	8	Driveway Spaces:	8.0	Garage Spaces:	
Services:	Cable, Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Street Lights, Telephone, Underground Wiring				
Water Source:	Municipal-Metered	Water Tmnt:		Sewer:	Sewer (Municipal)
Lot Size Area/Units:	/	Acres Range:	< 0.5	Acres Rent:	
Lot Front (Ft):	82.50	Lot Depth (Ft):	231.00	Lot Shape:	Rectangular
Location:	Urban	Lot Irregularities:		Land Lse Fee:	
Area Influences:	Ample Parking, Beach, Dog Park, Downtown, Golf, Hospital, Lake/Pond, Landscaped, Library, Park, Place of Worship, Playground Nearby, Rec./Community Centre, School Bus Route, Schools, Shopping Nearby, Trails				
View:	Garden			Retire Com:	
Topography:	Level, Wooded/Treed			Fronting On:	East
Restrictions:	None			Exposure:	West

Interior

Interior Feat: **Central Vacuum, In-law Capability, Water Heater Owned, Work Bench**
 Security Feat: **Smoke Detector(s)**
 Basement: **Partial Basement** Basement Fin: **Partially Finished**
 Basement Feat: **Walk-Up**
 Laundry Feat: **Main Level**
 Cooling: **Central Air**
 Heating: **Heat Pump**
 Fireplace: **/Electric** FP Stove Op:
 Under Contract: **None** Contract Cost/Mo:
 Inclusions: **Carbon Monoxide Detector, Central Vac, Dishwasher, Dryer, Hot Water Tank Owned, Microwave, Refrigerator, Stove, Washer, Window Coverings**
 Add Inclusions: **Pool & Pool Equipment**
 Electric Age: **2008** Plumbing Age: **2008** Furnished:
 Furnace Age: **2008** Tank Age: UFFI:

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **LT 18 E/S QUEEN ST PL KINCARDINE; KINCARDINE**
 Zoning: **R1** Survey: **None/**
 Assess Val/Year: **\$341,000/2023** Hold Over Days:
 PIN: **333130613** Occupant Type: **Owner**
 ROLL: **410822000117500**
 Possession/Date: **Flexible/** Deposit: **25000**

Brokerage Information

List Date: **06/07/2023**
 List Brokerage: **[ROYAL LEPAGE EXCHANGE REALTY CO. Brokerage \(KIN\)](#)** 

 Source Board: REALTORS® Association of Grey Bruce Owen Sound
 Prepared By: Cory Hamilton, Broker
 Date Prepared: 06/07/2023

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