

WELCOME TO...

187 Lakeview Ave

Fully renovated 3-bedroom bungalow in sought-after Henderson Place, set on a rare large corner lot just steps from Lake Ontario waterfront.

Bright open-concept main floor featuring a stylish kitchen with quartz countertops and designer backsplash. Three spacious bedrooms and an updated bathroom complete the main level.

Unfinished lower level offers excellent potential for additional living space.

Conveniently located near parks, schools, amenities, and just minutes to St. Lawrence College and Queen's University.



3 Bedrooms

1 Bathrooms

6 Car Parking

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BRIGHT, OPEN CONCEPT LIVING

A welcoming foyer opens into a bright, open-concept living space designed for modern living. The living room is filled with natural light from large windows, creating an airy, fresh feel throughout. Wide-plank luxury vinyl flooring and clean, contemporary finishes add warmth and style, while direct access to the back deck seamlessly extends the living space outdoors.





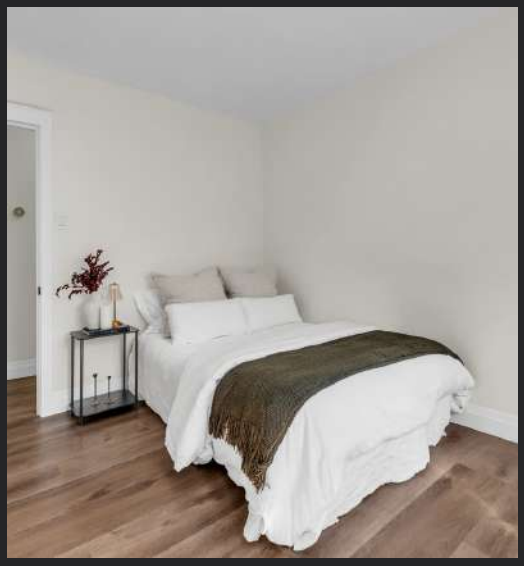


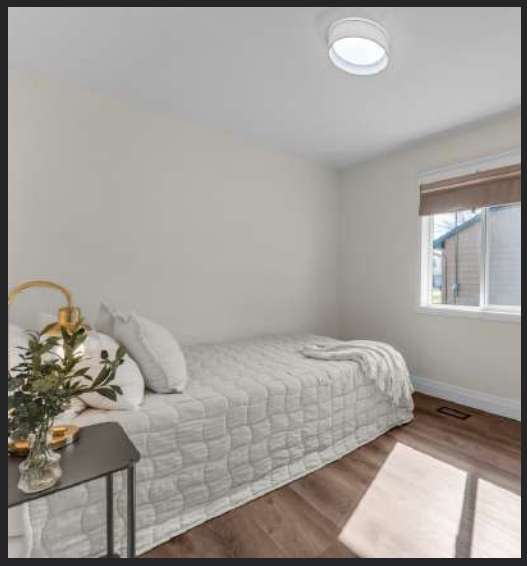


KITCHEN WITH MODERN ELEGANCE

The beautifully renovated kitchen is a true standout, offering a bright and functional space ideal for everyday living and entertaining. Featuring quartz countertops, ample cabinetry, and a stylish designer backsplash, it combines modern finishes with thoughtful design. Open to the dining and living areas, this space maintains a seamless, airy flow at the heart of the home.









STYLISH BEDROOMS & BATHROOM

Three generously sized bedrooms offer comfortable, light-filled spaces with a cohesive, modern finish throughout. The fully updated bathroom features clean, contemporary design with quality fixtures and a fresh, polished aesthetic, completing the thoughtfully renovated main level.









OUTDOOR LIVING AND PRIME LOCATION

Situated on a large corner lot, this home offers exceptional outdoor space with two decks ideal for entertaining and relaxing. Perfectly located just steps from Lake Ontario, parks, and schools, and minutes to Kingston's amenities, St. Lawrence College, and Queen's University, it delivers an unmatched blend of lifestyle and convenience.



Have A Real Estate Question?

We're here to help. Call us at 613.324.3307 or email Andrew@BethandAndrew.ca

IT'S ALL IN THE DETAILS

3 Bedrooms

1 Bathrooms

6 Car Parking

Property Type: Detached Bungalow

Year Built: 1958

Neighbourhood: Henderson Place

A/C: Central Air

Heating: Forced Air | Gas

Water: Municipal

Basement: Full | Unfinished

Taxes/Year: $3,369/2025

Utilities:

- Heat approx.: $85/month
- Hydro approx.: $120/month
- Water & Sewage approx.: $80/month

Inclusions: Fridge, stove, dishwasher, microwave hood fan, washer, dryer, basement fridge 'as is', all light fixtures, all curtain rods and all window blinds.

Exclusions: Freezer in basement

Rental Items: Hot water tank

- Through Reliance: approx. $24/month

Information herein deemed reliable but not guaranteed.



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RENOVATIONS & UPGRADES

2026

- Front and side deck
- Basement windows

2025

- Siding/fascia/eavestrough
- Furnace
- Fully renovated kitchen (quartz countertops and ceramic tile backsplash)
- Fully updated bathroom
- Luxury vinyl flooring

2024

- Foundation waterproofing (Blue-Skin membrane & Big O)
- Windows & doors
- Insulation in exterior walls
- Updated plumbing
- Updated electrical

2019

- Central A/C

Information herein deemed reliable but not guaranteed.

NEIGHBOURHOOD SNAPSHOT

PARKS & REC

This home is located in park heaven, with 3 parks and 9 recreation facilities within a 20 minute walk from this address.



Centre 70 Arena
100 Days Road

6 mins

Jorene Park
Jolene Dr

12 mins

Welborne Park
237 Glen Castle Rd

8 mins

FACILITIES WITHIN A 20 MINUTE WALK

- 4 Playgrounds
- 1 Pool
- 1 Arena
- 2 Rinks
- 6 Tennis Courts
- 5 Basketball Courts
- 1 Track
- 1 Sports Court
- 1 Trail

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only 4.8 km away, and the nearest street transit stop is a 5 minute walk away.

Nearest Rail Transit Stop
Kingston

Nearest Street Level Transit Stop
Chelsea / Cranbrook

5 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 6km.

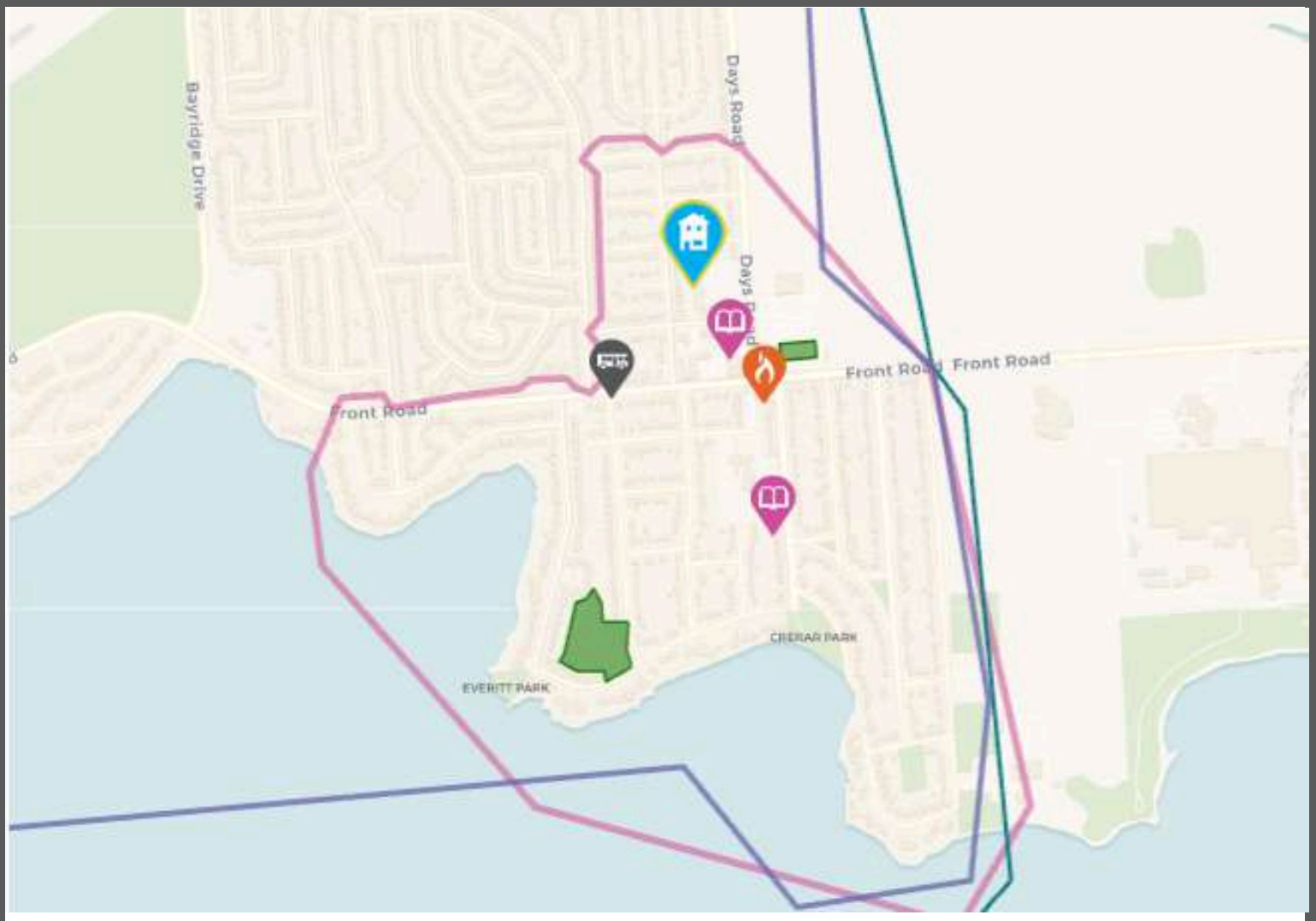
Kingston General Hospital
76 Stuart St

Fire Station
127 Days Rd

Police Station
1000 Gardiners Rd

187 Lakeview Ave
Kingston, ON.

MAP OUT THE NEIGHBOURHOOD



187 Lakeview Ave

Kingston, ON.

SCHOOL REPORT

PUBLIC SCHOOLS

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming.

R. G. Sinclair PS
Designated Catchment School
Grades K to 8
19 Crerar Blvd

Frontenac SS
Designated Catchment School
Grades 9 to 12
1789 Bath Rd

Module de l'Acadie
Designated Catchment School
Grades 7 to 8
1789 Bath Rd

ÉSP Mille-Îles
Designated Catchment School
Grades 7 to 12
1290 Wheathill St.

ÉÉP Madeleine-de-Roybon
Designated Catchment School
Grades PK to 6
72 Gilmour Ave

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Quintilian School
Grades 2 to 8
41 Baiden St

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Grades 2 to 8
41 Baiden St

CATHOLIC SCHOOLS

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming.

Our Lady of Lourdes Catholic School
Designated Catchment School
Grades PK to 8
20 Cranbrook St

Holy Cross Catholic SS
Designated Catchment School
Grades 9 to 12
1085 Woodbine Rd

École Catholique Cathédrale
Designated Catchment School
Grades PK to 8
301 Johnson St

ÉSC Sainte-Marie-Rivier
Designated Catchment School
Grades 7 to 12
711 Dalton Ave

PRIVATE SCHOOLS

The private schools nearest you are:

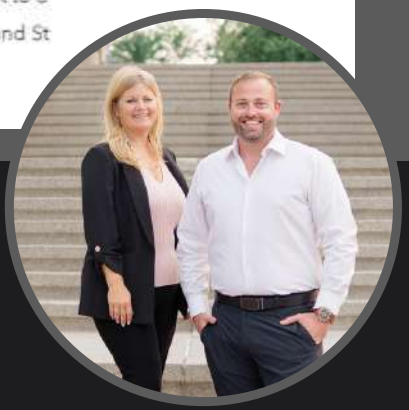
Lakeshore School
Grades PK to 8
1555 Sydenham Rd

Kingston Christian School
Grades PK to 10
1212 Woodbine Rd

Destiny Christian Academy
Grades PK to 8
999 Sydenham Rd

Mulberry Waldorf School
Grades PK to 8
25 Markland St

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