

WELCOME TO...

302-115 Barrett Ct

Beautifully updated 2-bedroom, 2-bathroom sought-after corner suite at The Deerfield, ideally located beside the scenic Cataraqui River. Expansive windows offer tranquil treed views and abundant natural light, complemented by new contemporary flooring, fresh paint, updated lighting, and a professionally renovated ensuite.

The bright open-concept layout features an ideal layout, a well-appointed kitchen, spacious living and dining areas, a premier ensuite, a private balcony, and excellent storage.

Enjoy an indoor pool, fitness centre, sauna, party room, guest suite, and rooftop terrace with panoramic water views. Conveniently located near shopping, restaurants, CFB Kingston, Highway 401, and downtown Kingston.



2 Bedrooms

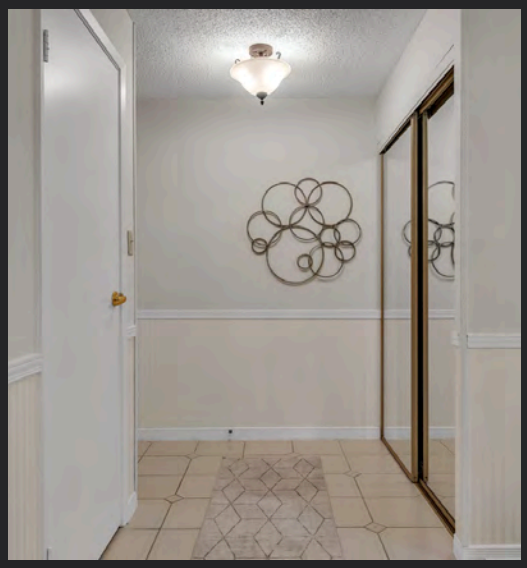
2 Bathrooms

1 parking exclusive
+ 2nd spot available to rent

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WELCOMING ARRIVAL

The Deerfield offers a welcoming and well-maintained entrance with convenient elevator access to the residential floors. An exclusive ground-level parking spot comes with the suite, plus additional parking spots are available at $25/month, and ample visitor parking provides added convenience for residents and guests. Upon entering the suite, a spacious foyer with a convenient coat closet creates a practical and inviting first impression, with easy access to the main living areas.







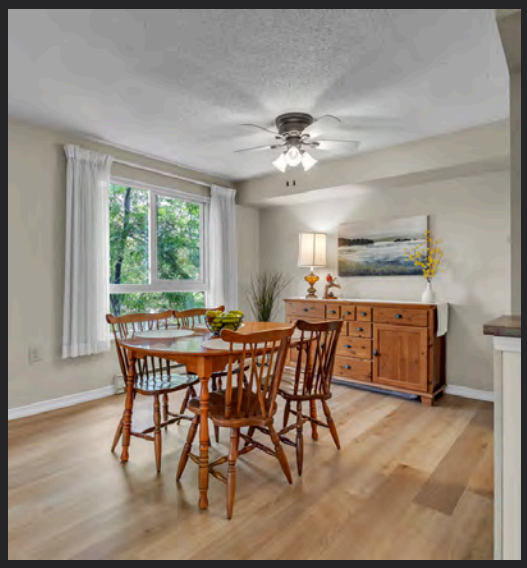


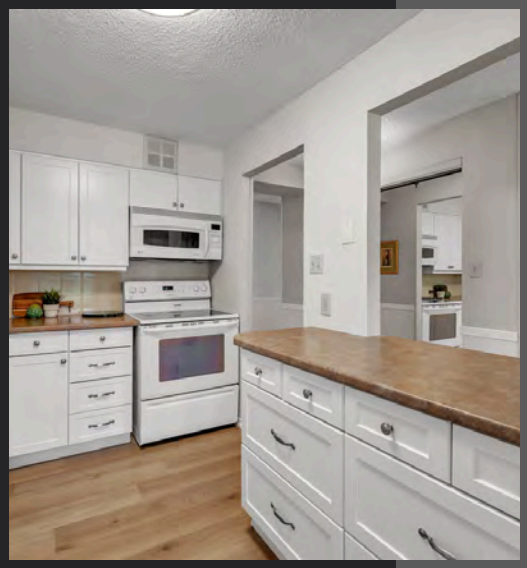
BRIGHT & SPACIOUS LIVING ROOM

The inviting living room is filled with natural light from expansive windows overlooking the peaceful, treed surroundings. The generous layout offers plenty of space for comfortable seating and entertaining, with direct access to the private balcony. A bright, neutral palette and new contemporary flooring create a warm, modern atmosphere that is easy to make your own.





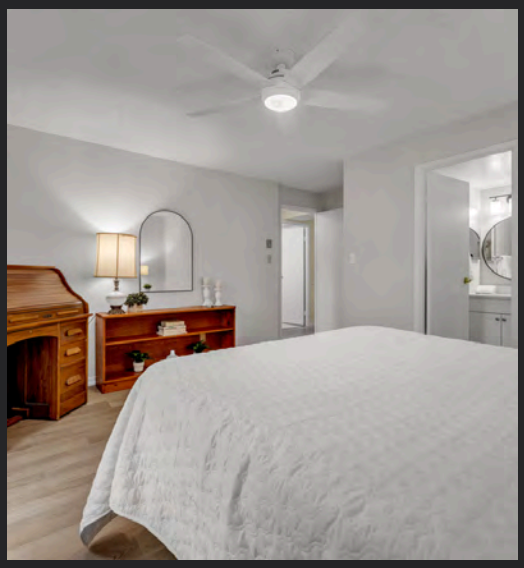




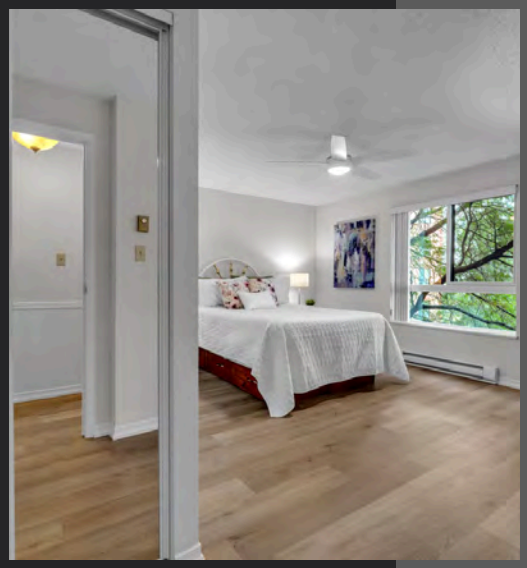
KITCHEN & DINING

The bright white kitchen cabinetry offers plenty of storage and workspace, with an island featuring convenient pull-out drawers for added storage, plus a large pantry. Overlooking the living and dining areas, the open layout keeps the space connected and inviting. The spacious dining area comfortably accommodates everyday meals and larger gatherings, making it ideal for entertaining family and friends.



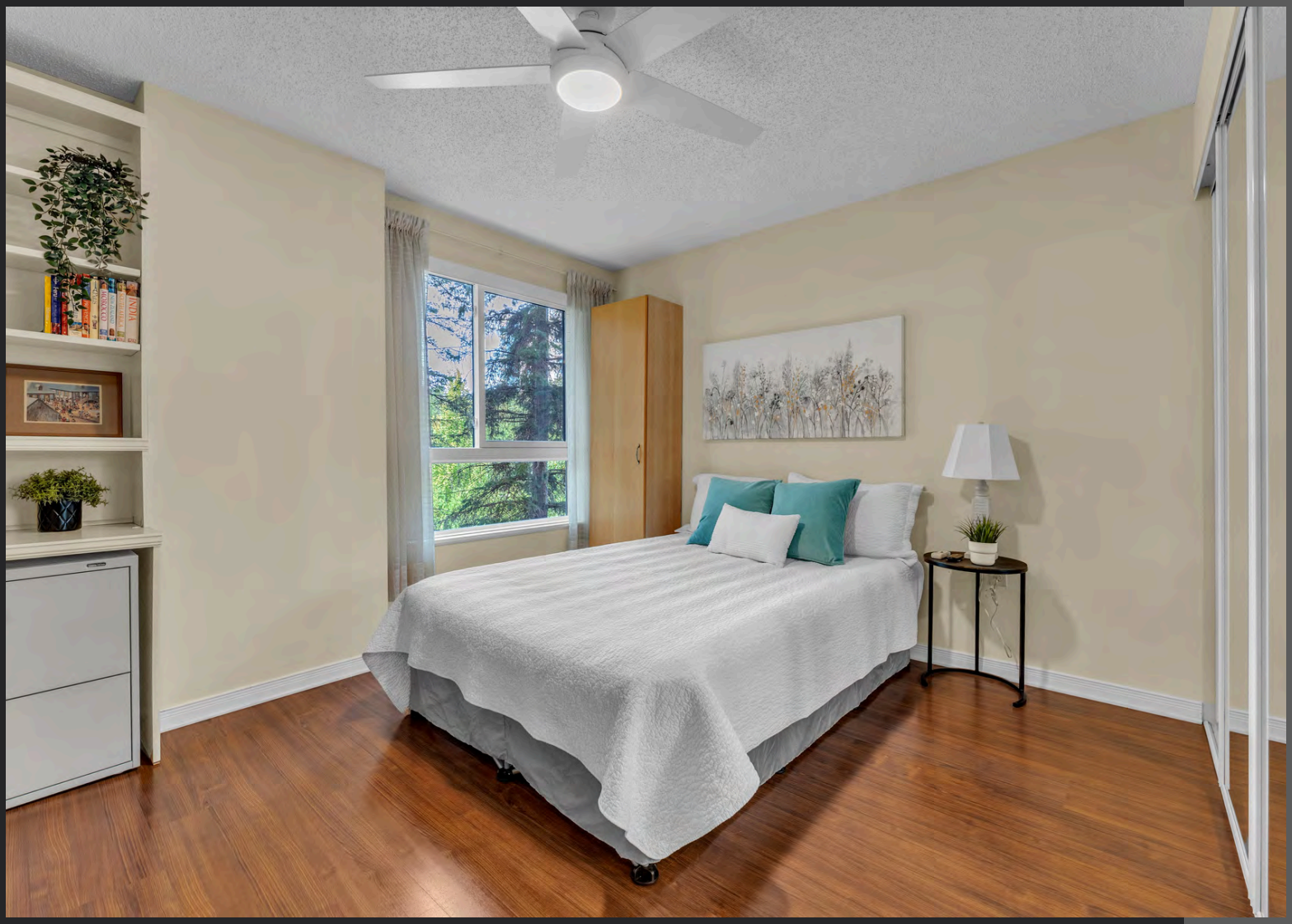


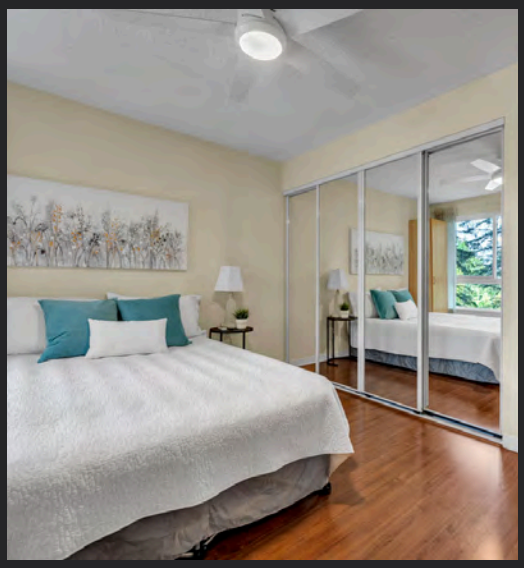




PRIMARY RETREAT

The spacious primary bedroom offers a bright and peaceful retreat with two mirrored double closets featuring custom organizers for exceptional storage. The professionally renovated ensuite is a standout feature, complete with a custom tiled and glass walk-in shower, quartz-topped vanity, and convenient linen storage. New flooring and the neutral paint palette are ready for your furnishings to fit right in.









VERSATILE & FUNCTIONAL SPACES

The second bedroom offers excellent flexibility as a guest room, home office, or den, with a full wall of closet space providing plenty of storage. The second full bathroom is conveniently located for guests and everyday use, while the spacious laundry room offers additional workspace and practical storage.





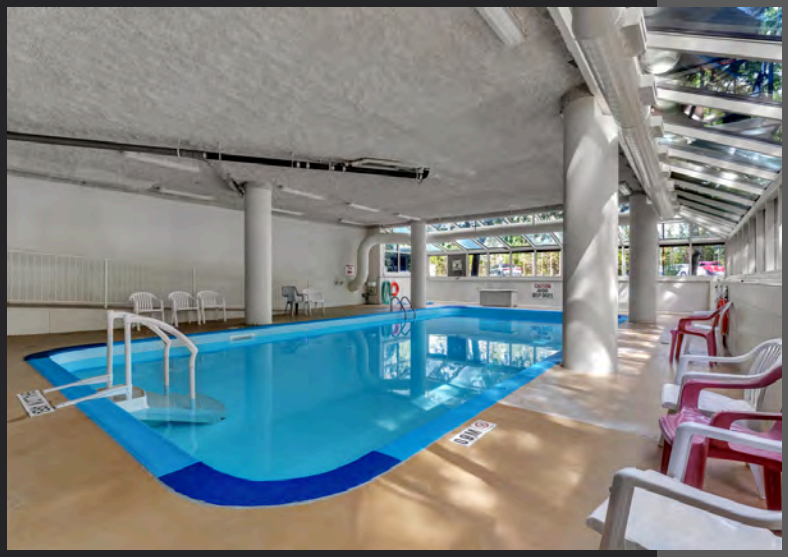




ENJOY THE OUTDOORS

The private balcony offers a peaceful place to relax and take in the surrounding treed views, creating an inviting extension of the living space. Residents of The Deerfield can also enjoy beautifully landscaped gardens and a spectacular rooftop terrace, offering expansive views of the Cataraqui River and surrounding Kingston area. If you have a green thumb and would like to tend to a garden space, residents can enjoy caring for a garden if they so desire.













EXCEPTIONAL AMENITIES

The Deerfield offers an impressive selection of amenities designed for comfort, recreation, and entertaining. Residents enjoy an indoor swimming pool, sauna, fitness centre, games room, guest suite, and party room with a kitchen. Additional features include a BBQ area, beautifully landscaped grounds, bike storage, and a spectacular rooftop terrace with panoramic water views. This is an active building with weekly activities: fitness classes, TGIF, a singing group, etc.



Have A Real Estate Question?

We're here to help. Call us at 613.762.1048 or email Beth@BethandAndrew.ca

IT'S ALL IN THE DETAILS

2 Bedrooms

2 Bathrooms

1 exclusive parking
(additional parking available)

Property Type: Apartment

Year Built: 1991

Neighbourhood: Kingston East

A/C: Window Unit

Heating: Baseboard / Electric

Taxes/Year: $3463 / 2026

Inclusions: Fridge, stove, dishwasher, washer, dryer, microwave/hoodfan, blinds, drapes.

Exclusions: Staging items.

Included in Maintenance Costs: Water, Common Elements, landscaping, building insurance. Management fees.

Building Amenities: Elevator, Exercise Room, Games Room, Library, 2-Bed Guest Suite, Indoor Pool, Party Room/Meeting Room & Kitchen.

Information herein deemed reliable but not guaranteed.

NEIGHBOURHOOD SNAPSHOT

PARKS & REC

This home is located in park heaven, with 3 parks and 15 recreation facilities within a 20 minute walk from this address.



Garrison Golf and Curling Club
12 Red Patch Ave

4 mins

100 Foot Park
121 Medley Ct

5 mins

Grenadier Park
41 Grenadier Dr

5 mins

FACILITIES WITHIN A 20 MINUTE WALK

- 2 Playgrounds
- 2 Rinks
- 2 Tennis Courts
- 1 Basketball Court
- 1 Ball Diamond
- 5 Sports Fields
- 1 Skateboard Park
- 1 Golf Course
- 1 Trail

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only 6.1 km away, and the nearest street transit stop is a 1 minute walk away.

Nearest Rail Transit Stop
Kingston

Nearest Street Level Transit Stop
Highway 15 / Barrett

1 min

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 3km.

Hotel Dieu Hospital
166 Brock St

Fire Station
211 Gore Rd

Police Station
705 Division St

302-115 Barrett Ct
Kingston, ON

SCHOOL REPORT

PUBLIC SCHOOLS

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

La Salle Intermediate & Secondary School
Designated Catchment School
Grades 7 to 12
773 ON-15

École Maple Elementary
Designated Catchment School
Grades K to 6
529 St Martha St

Module Vanier
Designated Catchment School
Grades 7 to 8
145 Kirkpatrick St

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

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

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Katarokwi Learning Centre
Grades 9 to 12
164 Van Order Dr

Pathways to Education
Grades 9 to 12
263 Weller Ave

CATHOLIC SCHOOLS

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

St. Martha Catholic School
Designated Catchment School
Grades PK to 8
455 St Martha St

Regiopolis-Notre Dame Catholic HS
Designated Catchment School
Grades 9 to 12
130 Russell St

ÉÉC Mgr-Rémi-Gaulin
Designated Catchment School
Grades PK to 6
51 Virginia St

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

PRIVATE SCHOOLS

The private schools nearest you are:

Leahurst College
Grades 5 to 12
4 Cataraqui St

King's Town School
Grades PK to 8
66 Rideau St

Mulberry Waldorf School
Grades PK to 8
25 Markland St

Destiny Christian Academy
Grades PK to 8
999 Sydenham Rd

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