

3159 Creekford Road KINGSTON - Two Parcels Separated by Hydro Line

Parcel 1) PIN 360894158

GeoWarehouse Property Report



Property Details

GeoWarehouse Address:

Not Available

KINGSTON

PIN:	360894158
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Land Registry Office:	FRONTENAC (13)
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Land Registry Status:	Active
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Registration Type:	Certified (Land Titles)
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Ownership Type:	Freehold
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Ownership

Owner Name:

TAVAKOLI, LOUIS

Legal Description

PART LOTS 3 AND 4 CONCESSION 3, KINGSTON, EXCEPT PART 1 PLAN 13R23055 TOGETHER WITH AN EASEMENT AS IN FR231466
CITY OF KINGSTON

Lot Size

Area:	1425248.0 sq.ft (32.719 ac)
Perimeter:	5987.53 ft.
Measurements:	1747.5ft. x 353.39ft. x 470.06ft. x 229.81ft. x 124.7ft. x 366.16ft. x 1150.22ft. x 1078.96ft. x 46.64ft. x 71.65ft. x 49.93ft. x 9.66ft. x 10.87ft. x 30.96ft. x 43.65ft. x 27.83ft. x 16.16ft. x 11.52ft. x 27.16ft. x 11.06ft. x 7.65ft. x 5.66ft. x 4.68ft. x 15.02ft. x 4.33ft. x 25.63ft. x 3.46ft. x 18.93ft. x 20.77ft. x 6.11ft.

Lot Measurement Accuracy : LOW

These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.



Assessment Information

* The Current Assessed Value indicated reflects the current state and condition of the property today, and may not be the same value returned to the local municipality for the current tax year. Please contact propertyline@mpac.ca if you have any questions about the difference between the assessed value and the value based on the current state and condition.

** The Phased-in Assessment reflects the property in the current state and condition and may not be the same value the local municipality used for taxation in the year indicated. Please contact propertyline@mpac.ca if you have any questions about the difference between the assessed value, phased-in value, and the value based on the current state and condition.

ARN

101108020000400

Taxation Year	Previous Assessment	N/A
2026	Phased-In Assessment**	
2025	\$1,538,000	
2024	\$1,538,000	
2023	\$1,538,000	

Frontage: N/A

Description: Single-family detached (not on water)

Depth: N/A

Property Code: 301

Based On: January 1, 2016

Current Assessment* : \$1,538,000

Enhanced Site & Structure

Structures:

#	Year Built	Bed Rooms	Full Baths	Half Baths	Full Stories	Partial Stories	Split Level	Fireplaces
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301	2024	4	4	1	2	No part storey	No Split	4
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Assessment Roll Legal Description: KINGSTON CON 3 PT LOTS 3 AND 4

Property Address:	3159 CREEKFORD RD WESTBROOK ON K7P2Z7
Zoning:	A1,D,EPA
Property Type:	Residential
Site Area:	45.44A
Site Variance:	Irregular
Driveway Type:	Separate or Private Driveway
Garage Type:	ATTACHED GARAGE,CARPORT,DETACHED
Garage Spaces:	6
Water Service Type:	Private Well
Sanitation Type:	Septic Bed
Pool:	Indoor :N, Outdoor :N
RRF AppealDate:	2026-03-31
About Details:	ABUTS HYDRO CORRIDOR
Onsite Details:	26% - 50% SWAMP,TOPOGRAPHY - SLIGHT SLOPE
Proximity Details:	N/A
Waterfront Details:	N/A
Last Property Assessment	2025-11-05
Property Owner Name:	N/A
Property Owner Mail:	N/A

Residential Property Tax Details

Year	Tax Estimate
2022	\$19,012
2023	\$19,720
2024	\$20,333
2025	\$21,433

Property Details

SECOND REAR PARCEL - 3159 CREEKFORD ROAD

GeoWarehouse Address: Not Available KINGSTON

PIN:	360890487
Land Registry Office:	FRONTENAC (13)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold



Ownership

Owner Name:
TAVAKOLI, LOUIS

Legal Description

PT LT 3-4 CON 3 KINGSTON AS IN FR403127 LYING S OF PTS 1-3 13R389; S/T TKZ19047, T/W FR231466; KINGSTON

Lot Size

Area:	902445.38 sq.ft (20.717 ac)
Perimeter:	5318.24 ft.
Measurements:	1343.77ft. x 39.04ft. x 13.73ft. x 14.44ft. x 5.57ft. x 16.03ft. x 12.02ft. x 27.95ft. x 20.46ft. x 4.08ft. x 22.28ft. x 30.91ft. x 23.02ft. x 63.75ft. x 23.17ft. x 75.06ft. x 31.06ft. x 36.95ft. x 2.84ft. x 36.72ft. x 32.52ft. x 20.33ft. x 20.54ft. x 21.59ft. x 68.71ft. x 31.06ft. x 31.48ft. x 53.23ft. x 21.66ft. x 22.53ft. x 25.42ft. x 5.32ft. x 35.87ft. x 5.57ft. x 6.75ft. x 5.63ft. x 6.71ft. x 4.4ft. x 11.61ft. x 47.16ft. x 13.45ft. x 53.45ft. x 27.81ft. x 24.35ft. x 10.06ft. x 26.17ft. x 79.4ft. x 17.98ft. x 11.63ft. x 17.61ft. x 11.12ft. x 13.68ft. x 12.58ft. x 9.75ft. x 8.55ft. x 6.79ft. x 16.23ft. x 10.35ft. x 34.05ft. x 35.69ft. x 53.58ft. x 37.81ft. x 21.76ft. x 31.88ft. x 27.5ft. x 20.36ft. x 9.5ft. x 6.33ft. x 7.92ft. x 20.8ft. x 10.57ft. x 10.02ft. x 7.49ft. x 11.0ft. x 25.57ft. x 142.68ft. x 30.94ft. x 25.05ft. x 24.87ft. x 17.32ft. x 72.05ft. x 48.55ft. x 100.37ft. x 38.44ft. x 20.55ft. x 23.61ft. x 6.82ft. x 18.78ft. x 43.21ft. x 32.32ft. x 6.41ft. x 38.25ft. x 36.12ft. x 24.99ft. x 26.37ft. x 106.52ft. x 44.66ft. x 26.13ft. x 22.52ft. x 30.06ft. x 30.06ft. x 102.83ft. x

Lot Measurement Accuracy : LOW

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45.44A

Site Variance:

Irregular

Driveway Type:

Separate or Private Driveway

Garage Type:

ATTACHED
GARAGE,CARPORT,DETACHED

Garage Spaces:

6

Water Service Type:

Private Well

Sanitation Type:

Septic Bed

Pool:

Indoor :N, Outdoor :N

RRF Appeal Date:

2026-03-31

About Details:

ABUTS HYDRO CORRIDOR

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SLIGHT SLOPE

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