

601 Forest Hill Dr, Kingston

Kingston, 37 - South Of Taylor-Kidd Blvd, Frontenac, Ontario K7M 7N6

Detached 2-Storey

PC FOR SALE \$849,900 ↓

TAXES \$7,788.94 (2026)

X13787108

4+2	5	9+5	6	2500-3000	24
BEDS	BATHS	ROOMS	TOT PRK SPCS	SQFT	DOM



CLIENT REMARKS

In Kingston's west end, there is an area of Bayridge with a very special appeal. Forest Hill Drive was developed to blend into the existing surrounding homes, maintaining the spacious lot frontages of the area, typically 60', with exclusively single-family homes, many full brick, deep driveways and mature tree growth that together give the streetscape an almost country feel. 601 Forest Hill offers a spacious full-brick residence on an impressive 150' deep lot with a rear-yard oasis featuring an inground pool and wonderful natural privacy from the mature trees surrounding the property. Across the rear of the home are partial views toward the marina and lake, a view that ebbs and flows with the seasons. Inside, the main residence offers a two-storey foyer with curved staircase and open hallway above, main-floor den, family room with fireplace, and access to the rear deck from both the kitchen and family room. Upstairs are four bedrooms, including the primary with full ensuite and custom shower. The main and upper floors await your decorating touches, offering the opportunity to personalize the home and make the space your own. The completely finished lower level provides an additional guest or extended-family suite with two bedrooms, den, full kitchen complement and separate rear access. The home is carpet free throughout. Major 2019 updates include the furnace, hot water tank, central air conditioning, shingles and pool liner. The location rounds out the offering, with convenient access to all the amenities of Kingston's west end while being approximately a 9-minute bike ride by Google Maps to Lemoine Point Conservation Area, a 337-acre natural area with approximately 11 km of waterfront and woodland trails. A special setting, a substantial home and the opportunity to make it your own. Come discover what makes 601 Forest Hill and this unique pocket of Kingston's west end so appealing.

LISTING INFORMATION

PIN#	361210075	POSSESSION	TBD
TAXES	\$7,788.94	REMARKS	
TAX YEAR	2026	SELLER PROPERTY	No
LEGAL DESCRIPTION	LT 9, PL 1736 ; KINGSTON TOWNSHIP	INFO STATEMENT	
STATUS	Available		

PROPERTY INFORMATION

APPROX AGE	31-50	ROOMS	9+5
YEAR BUILT	1985	BEDROOMS	4+2
FRONTING ON	South	WASHROOMS	5
LOT SIZE	60 x 150.88 Feet	KITCHENS	1+1
LOT SIZE SOURCE	GeoWarehouse	FIREPLACE	Wood
ACREAGE	< .50	FEATURES	
SQUARE FEET	2500-3000	EXTERIOR	Brick
VIEW	Marina, Lake	ROOF	Asphalt Shingle
DIR/CROSS ST	Lincoln Dr	FOUNDATION	Poured Concrete
DIRECTIONS	Bayridge Dr to Lincoln Dr to Forest Hill Dr	SURVEY TYPE	Unknown
GARAGE	Yes	BASEMENT	Finished / Full / Separate Entrance
GARAGE TYPE	Attached	ELEVATOR	No
GARAGE PARKING	2	HEATING SOURCE	Gas
SPACES		HEATING TYPE	Forced Air
DRIVE	Private Double	WATER	Municipal
PARKING DRIVE	4	SEWERS	Sewers
SPACES		AREA INFLUENCES	
TOTAL PARKING	6	PROPERTY TYPE	Detached
SPACES		LINK	N
POOL	Inground	STYLE	2-Storey
A/C	Central Air	FAMILY ROOM	Y
ZONING	R1-2	FIREPLACE/STV	Y
HST APPLICABLE TO	Included In	CENTRAL VAC	No
SALE PRICE			
LAUNDRY LEVEL	Main		
AREA	Frontenac		
MUNICIPALITY	Kingston		
COMMUNITY	37 - South of Taylor-Kidd Blvd		

FEATURES

- ✔ Cul De Sac
- ✔ Family Room
- ✔ Fireplace/Stove

EXTERIOR FEATURES

- ✔ Deck
- ✔ Lighting
- ✔ Porch
- ✔ Privacy

INTERIOR FEATURES

✓ In-Law Capability

✓ Unknown

WATERFRONT

TOPOGRAPHY	Dry, Flat, Hillside
WATERFRONTYN	No
WATERFRONT	None

ROOM INFO

ROOM	LEVEL	DIMENSIONS	NOTES
Kitchen	Main	5.61 m x 3.84 m (18.41 ft x 12.6 ft)	
Dining	Main	4.52 m x 3.33 m (14.83 ft x 10.93 ft)	
Family	Main	5.33 m x 3.66 m (17.49 ft x 12.01 ft)	
Living	Main	6.12 m x 3.68 m (20.08 ft x 12.07 ft)	
Laundry	Main	2.26 m x 3.81 m (7.41 ft x 12.5 ft)	
Prim Bdrm	2nd	5.59 m x 3.66 m (18.34 ft x 12.01 ft)	
Br	2nd	3.02 m x 3.51 m (9.91 ft x 11.52 ft)	
Br	2nd	4.17 m x 4.78 m (13.68 ft x 15.68 ft)	
Br	2nd	3.84 m x 3.66 m (12.6 ft x 12.01 ft)	
Br	2nd	3.02 m x 3.51 m (9.91 ft x 11.52 ft)	
Bathroom	2nd	2.82 m x 2.57 m (9.25 ft x 8.43 ft)	
Bathroom	Main	0.91 m x 2.01 m (2.99 ft x 6.59 ft)	
Bathroom	2nd	3.02 m x 3.1 m (9.91 ft x 10.17 ft)	
Kitchen	Bsmt	2.49 m x 3.73 m (8.17 ft x 12.24 ft)	
Br	Bsmt	3.58 m x 3.66 m (11.75 ft x 12.01 ft)	
Br	Bsmt	2.46 m x 3.66 m (8.07 ft x 12.01 ft)	
Br	Bsmt	3.58 m x 3.68 m (11.75 ft x 12.07 ft)	
Bathroom	Bsmt	2.26 m x 1.8 m (7.41 ft x 5.91 ft)	
Bathroom	Bsmt	2.21 m x 2.08 m (7.25 ft x 6.82 ft)	
Rec	Bsmt	7.85 m x 7.26 m (25.75 ft x 23.82 ft)	

WASHROOM INFO

# OF WASHROOMS	PIECES	LEVEL
1	2	Main
2	4	2nd
2	3	Bsmt

INCLUSIONS

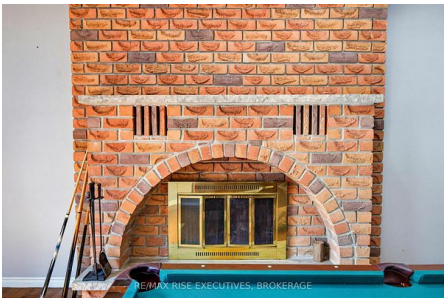
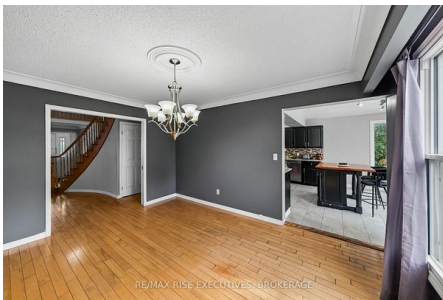
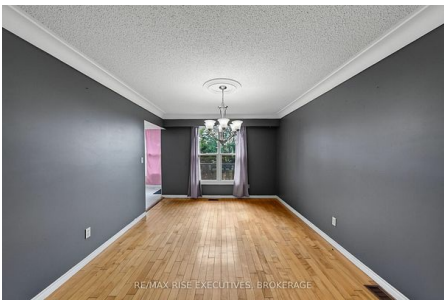
Main Floor Samsung Stacked Washer Dryer w/i-steam feature, Frigidaire Fridge (w/icer) & dual freezer racks, LG Dishwasher, over the range microwave, lower level washer and dryer, lower level stove and fridge all pool related equipment owned by seller.

LISTING CONTRACTED WITH

RE/MAX RISE EXECUTIVES, BROKERAGE

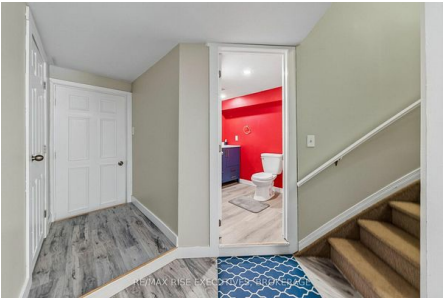
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AVERAGES

	MEAN	MEDIAN
PRICE	\$849,900	\$849,900