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# 31 KING ST EAST

## KINGSTON, ONTARIO

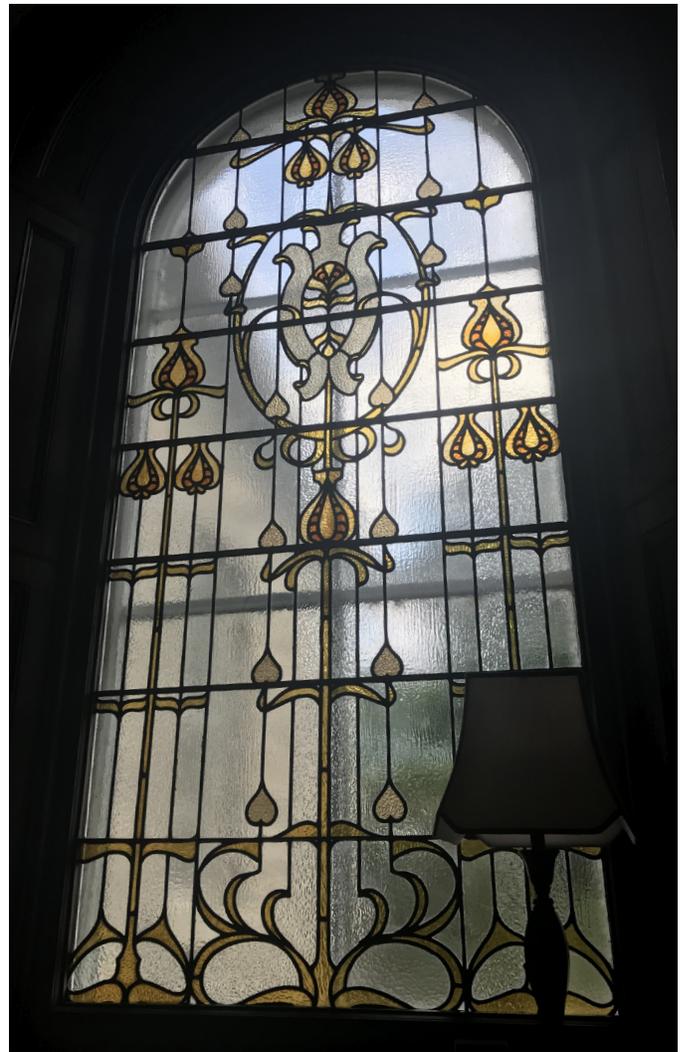
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 **MARY-KATHRYN  
MACKENZIE**  
SALES REPRESENTATIVE

 **ROYAL LEPAGE**

ProAlliance Realty, Brokerage  
INDEPENDENTLY OWNED AND OPERATED



Clockwise from top: the wraparound Veranda, spectacular Palladian stained glass window & light-filled Entry Hall

The Library & Dining Room, separated by huge, working oak pocket doors



# PARKVIEW HOUSE

31 KING ST EAST

Enjoy lake views galore from this beautiful 1853 limestone designed by Joseph Power. This gracious home has four bedrooms and 2.5 baths, and a self-enclosed rentable guest suite (with its own kitchen, 4-piece bath & laundry). The Emily Street Coach House has two income-generating, beautifully renovated rental units (one 1-bedroom with laundry and balcony, and one 2-bedroom with garden deck). You and your guests will love the fabulous entertaining spaces, beautiful century details, and understated elegance.

The Living Room & adjoining Music Room



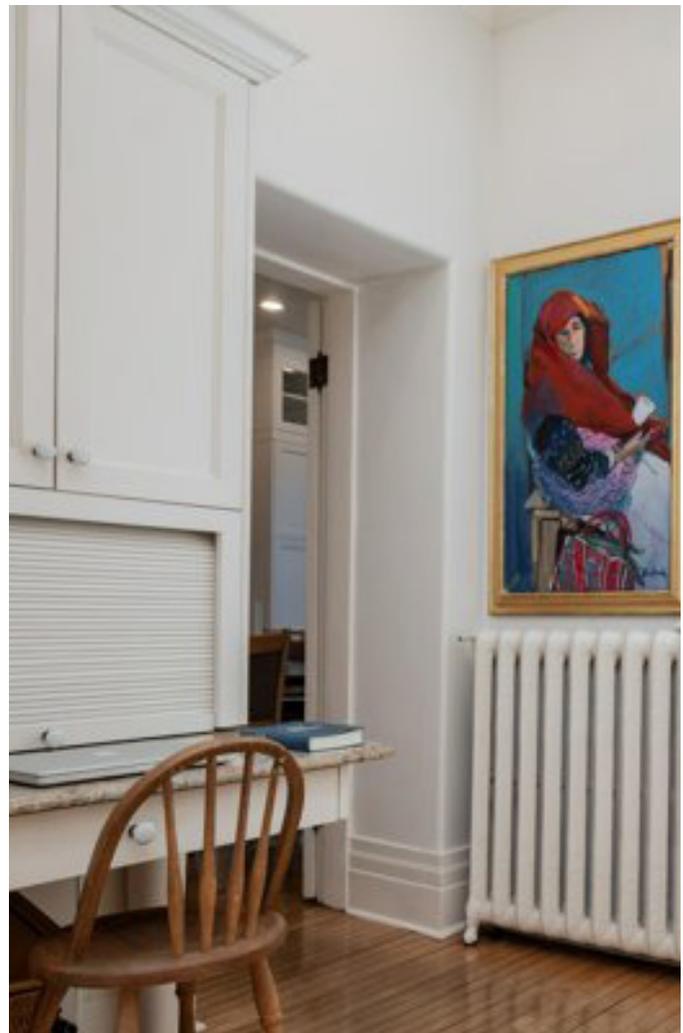


Above left: the screened Sun Porch  
Right & below: the Solarium





This page: Chef's Kitchen  
Facing: the Butler's Pantry, in-Kitchen laundry/pantry & Powder Room



A stone addition houses a stunning kitchen renovation, designed by Jen Storey. It is the heart of the home, from the custom maple cupboards and panelled high-end appliances, to the gleaming stainless faucets and sinks, the under-counter wine cooler, and roomy butler's pantry: this kitchen channels effortless, comfortable luxury. The ceramic and forged iron cupboard and drawer pulls are handmade in France by Limoges. And the butler's pantry connects the kitchen to the dining room, mudroom, solarium, 2-piece powder room and features an office-desk.

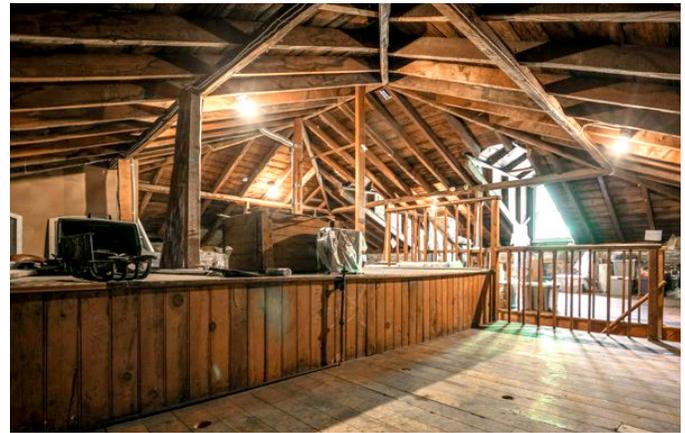


The Master Bedroom & En Suite





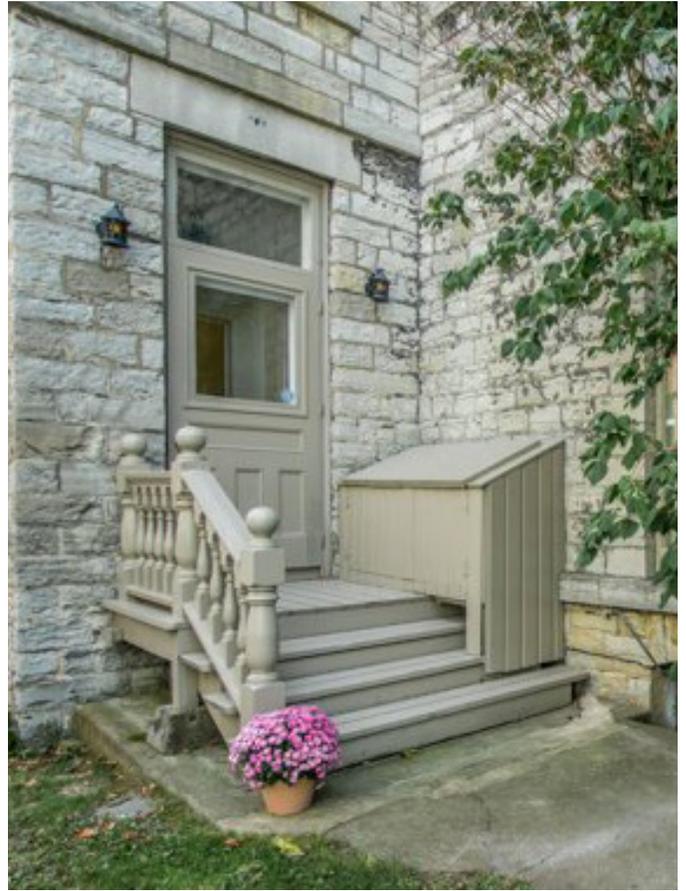
Clockwise from top left: the SE bedroom; Main Bathroom; Study & balcony; walk-in closet & NE bedroom; NW bedroom



Top right: the development opportunity Attic;  
The Basement: stairs, utility room & workshop.



The **Basement** is a huge work space with high ceilings, updated duct-work, new ducted air conditioning and heat, exposed limestone walls, full size laundry, antique set tubs, and a fireplace that was the original winter kitchen. The utility room with furnace, hot water, and beautifully labelled “board” has loads of storage space. And there is walk up access to the back courtyard. ||| Upstairs, the 3rd floor **Attic** has amazing development potential with stunning views possible over the neighbourhood’s parks and Lake Ontario’s shoreline!



THE IN-LAW SUITE: Complete with laundry, kitchen, clawfoot tub, luscious lake and park views, and private access..







**THE COACH HOUSE APARTMENTS**

This page: 2 bedroom ground floor apartment at 9 Emily

Facing page: 1 bedroom second floor apartment at 7 Emily





The courtyard garden & bird sanctuary





Views of MacDonald Park: The Gaskin Lion (that formerly guarded Parkview!), Sunset on the Waterfront Trail, and the UNESCO World Heritage Murney Tower



Parkview House is ideally located, overlooking City and MacDonald Parks and Lake Ontario, and is steps to Queen's, hospitals, and downtown amenities. Enjoy the indoor/outdoor lifestyle from your veranda and screened sun porch, sunny solarium, private courtyard garden or upstairs balconies! Or bike, jog, stroll, or walk the waterfront trail – west to the award-winning Breakwater Park, or east to the Yacht Club and Downtown. Don't miss this opportunity to come home to Parkview House!

## Thinking of Buying?

I want you to be a BETTER BUYER. What does that mean? It means that whether you're a first-time shopper or a seasoned real estate veteran, I want your home buying experience to be informed, stress free and ultimately, enjoyable.

If you're in the market for a new home, book your BETTER BUYER SESSION today.

## Thinking of Selling?

Your home is an emotional asset and no matter what your motivation is for selling, the process is demanding and can often be stressful.

As your representative, it's my job to help alleviate as much stress as possible by getting you prepared, getting the right people through your door, and getting you the absolute best possible result.



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