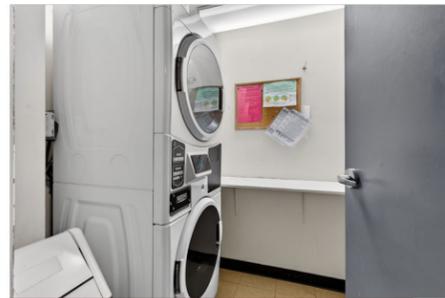
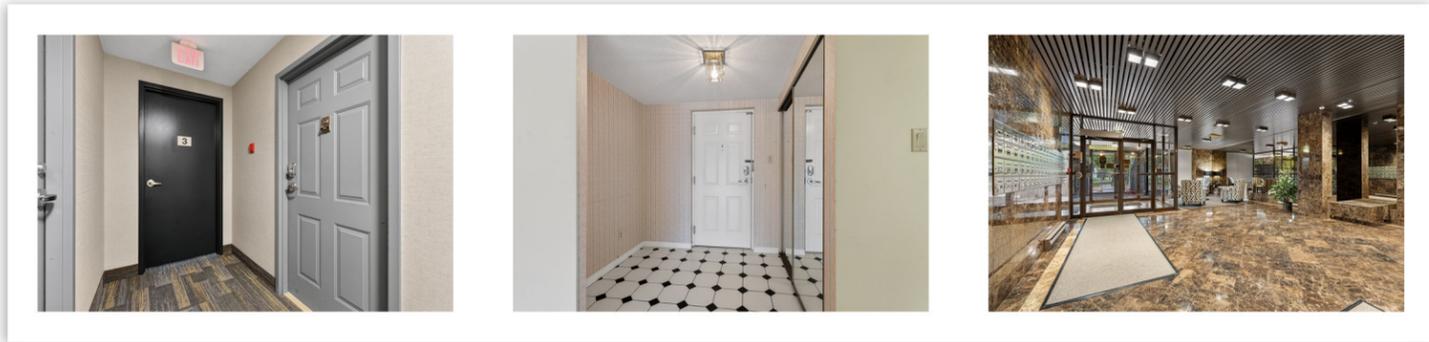




**\$414,900**

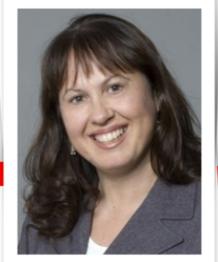


### 306-257 Bath Road, Kingston, Ontario K7M 1L6



We look forward to welcoming you home.

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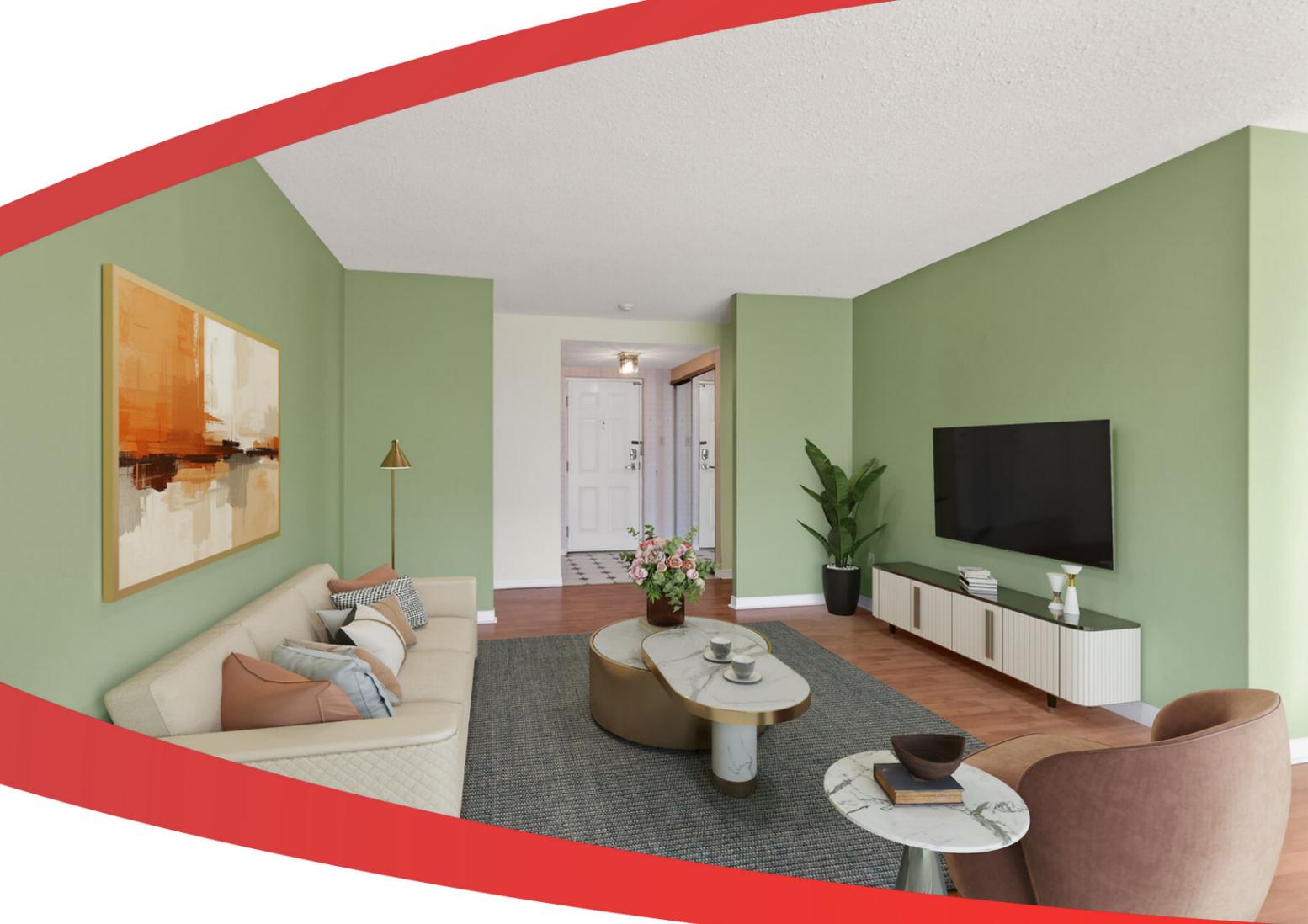
### Property Information

- **Property Type:** Condominium
- **Property Style:** Apartment
- **Beds:** 2
- **Baths:** 2
- **Taxes:** \$3,917.12 / 2026
- **Sq. Footage:** 1237.67 ft
- **Condo Fee:** \$759.36 /
- **Year Built:** 1985
- **MLS®:** X12848264



Office: 613-544-4141

All informations regarding this property, either expressed or implied, is from sources deemed reliable and assumed to be correct. No warranty there of and same is submitted to be possible errors and omissions.



## Property Description

Welcome home to Champlain Towers, one of Kingston's well appointed condominium residences, where comfort and convenience meet effortless living. This bright corner two-bedroom suite features a spacious open-concept living and dining area with patio doors to a sunny east-facing balcony, perfect for morning coffee. The generous primary bedroom offers double closets and a private four-piece ensuite, while a second full bath with walk-in shower adds flexibility. Enjoy indoor and outdoor pools, sauna, fitness centre, workshop, golf and bike storage, car wash bay, billiards room, library, meeting rooms, BBQ area, laundry on every floor, and underground parking, all steps to shopping, dining, transit, and more.



## Property Features

- Great value for size and location
- 2 full bths one with walk in shower
- Bright open concept liv and din
- Walking distance to downtown
- 2 bedrooms
- Laundry on each floor, free
- Easy access to public transit
- Lovely condo community

