



120 Hillendale Avenue

Work Completed Between 2020-2026

2020-2021

Complete tear out of basement, new spray foam insulation, all new plumbing, electrical and mechanical. Legal secondary unit per City of Kingston Regulations and Permit.

200 AMP Service, Furnace, A/C, Sump Pit, Pump and partial interior drainage system installed, all new finishings, appliances, windows and fixtures in basement unit. Windows in upper unit replaced as well.

2024

Sanitary line replaced from property to street.

2025

Hy-Grade steel roof installed, eavestroughs replaced, water service replaced from property to street.

2026

Upper unit freshly painted and professionally cleaned.

Utilities & Tenant Info

- Property taxes: \$4096.72 (2025)
- 12 month average for electricity, natural gas, water & sewer: \$380/month
- Lower Level Tenant is month to month - \$1500/month inclusive

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