

BUYER'S GUIDE



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BUYER'S GUIDE

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MEET WILLIAM



William Taylor

William is a seasoned real estate professional with an impressive 24 years of experience in the industry. Hailing from the picturesque city of Kingston, Ontario, William is a proud third-generation family realtor, carrying on the tradition of excellence in real estate. William and his wife Nancy have three children and firmly planted their roots in the area.

William is widely recognized for his unwavering commitment to integrity, a cornerstone of every successful transaction. Having previously owned an international brokerage, William brings a wealth of knowledge and expertise to the table, making him a trusted advisor in the real estate market.

Known for innovation, William is a trendsetter in the real estate landscape. Always staying ahead of the curve, he leverages his vast experience and a keen eye for market dynamics to provide clients with innovative solutions and strategies.

In addition to his professional pursuits, William is a multi-talented individual. When not closing deals, you can find William on stage, playing the bass/vocals in a cover band, showcasing a different kind of creativity and passion. Sports are also a big part of William's life; whether it's coaching and playing hockey in the winter or enjoying a round of golf in the summer months.

With William, you not only get an experienced, innovative real estate professional but also someone deeply rooted in the community, driven by integrity, and fueled by a passion for helping families buy and sell their homes.

Let's Connect



613.530.0149



williamtaylorteam.com



william@willamtaylorteam.com



123 Office Address, City

YOU CAN ALSO FIND ME ON



Buy with Confidence



FREE FOR ALL MY BUYERS

Hassle-Free Home Warranty Protection for the
Biggest Financial Commitment You Will Make

The last thing you want to worry about when Buying a Home is Unexpected Breakdowns to Home Systems and Major Household Appliances. This can cost You Thousands of Dollars.

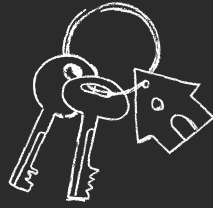
Home Systems and Appliance Breakdown Warranty protects You from the High Cost of Repairs due to Unforeseen Breakdowns of Home Systems and Major Household Appliances.

LET'S FIND YOUR DREAM HOME!

We're here to guide you through the process, every step of the way.



THE HOME BUYING PROCESS



- MEET WITH WILLIAM
- GET PRE-APPROVED
- FIND YOUR HOME
- MAKE AN OFFER
- ORDER INSPECTION & APPRAISAL
- PREPARE FOR CLOSING
- GET YOUR KEYS!



PREPARING TO BUY

- » *Determine* HOW MUCH YOU CAN SPEND
- » *Save* FOR A DOWN PAYMENT
- » *Check* YOUR CREDIT
- » *Get Pre-Approved* FOR A HOME LOAN



BUT 1ST, GET PRE-APPROVED!

House shopping is an exciting time!

GET PRE-APPROVED FOR A LOAN FIRST SO YOU CAN BE READY TO
MAKE AN OFFER WHEN YOU FIND A HOME THAT YOU LOVE.



PRE-QUALIFIED VS PRE-APPROVED

What's the difference

BETWEEN BEING PRE-QUALIFIED AND PRE-APPROVED?

PRE-QUALIFIED

In order to be pre-qualified, a lender may or may not check your credit score and won't require documentation, only going off what you tell them. This will give you an idea of what you could qualify for, but when you're serious about buying, you'll need to get pre-approved.

PRE-APPROVED

To be pre-approved, the lender will pull your credit and ask you for documentation to verify your finances. Before making an offer on a house, it is best to get pre-approved to show sellers your offer is serious and that a lender has already approved you for enough money to purchase the home.



WHICH LOAN IS RIGHT FOR YOU?

CONVENTIONAL LOAN

A conventional mortgage is an uninsured residential mortgage. Home buyers who pay a 20% down payment on their homes thus would only need a loan for the remaining 80% of the total purchase price of the home. This exempts the buyer from having to purchase mortgage insurance.

HI-RATIO LOAN

Mortgage loan insurance is typically required for residential mortgage loans with a loan-to-value ratio of more than 80%, and is available from CMHC or private companies. It is important not to confuse mortgage loan insurance with mortgage life insurance, which gives coverage for your family if you die before your mortgage is paid off.

PRIVATE LENDER

A private mortgage is a short-term, interest-only loan to buy property. Private mortgages are offered by independent individuals or institutions, so it may be easier to qualify for one. The process of getting a private mortgage in Canada can be much faster and easier than qualifying for a traditional mortgage



QUESTIONS TO ASK WHEN CHOOSING A LENDER

Interviewing Lenders

IS AN IMPORTANT STEP IN DETERMINING WHAT TYPE OF HOME LOAN IS BEST FOR YOU.

Not all lenders are the same, and the type of loans available, interest rates, and fees can vary. Here are some questions to consider when interviewing lenders:

- » What will my interest and annual percentage rates be?
- » Do I qualify for any special programs or discounts?
- » What estimated closing costs can I expect to pay?
- » What is your average loan processing time?
- » What is the penalty for early payout, hidden fees or commissions?



TRUSTED LENDERS & SOLICITORS

DOMINION LENDING - LYNDSEY COMEAU

613.329.0964
lcomeau@dominionlending.ca
www.dominionlending.ca
623 Fortune Crescent, Kingston, ON K7M 6W7

DOMINION LENDING - STEVE MARSHALL

613.561.5433
smarshall@dominionlending.ca
www.kingstonmortgageteam.com
623 Fortune Crescent, Kingston, ON K7M 6W7

SCOTIABANK - DAVID COULTER

613.539.5362
dave.coulter@scotiabank.com
www.scotiabank.com
101 Princess Street, Kingston, ON, K7L1A8

WILSON BRIGNETI LAW OFFICE - JOHN WILSON

613.389.4404
contact@email.com
www.wblaw.ca
847 Portsmouth Ave, Kingston, ON K7M 1W6

TURNOWECKY LAW - IVANA TURNOWECKY

613.384-2354
ivanna@yurilaw.ca
www.yurilaw.ca
623 Fortune Crescent #320, Kingston, ON K7P 0L5

CHONG AND O'NEILL LLP. - JACK CHONG

613.549.1225
jackchong@jackchonglaw.ca
www.jackchonglaw.ca
273 King St E, Kingston, ON K7L 3B1



HOME LOAN APPLICATION

DOCUMENTS CHECKLIST

To determine loan eligibility,

LENDERS TYPICALLY REQUIRE THE FOLLOWING TYPES OF DOCUMENTS FROM EACH APPLICANT

INCOME

- ☐ Revenue Canada Notice of Assessments: last 2 years
- ☐ T-4's: last 2 years
- ☐ Pay stubs: last 2 months
- ☐ Any additional income documentation: pension, retirement, child support, disability income etc.

ASSETS

- ☐ Bank statements: 2 most recent checking and savings account statements
- ☐ RRSP or retirement account statement and summary
- ☐ Other assets: statements and summaries of, Stocks, bonds, mutual funds etc.
- ☐ Other assets: Vehicles, Boats, Life Insurance etc.

OTHER

- ☐ Copy of driver's license or ID and Social Security card
- ☐ Addresses for the past 2-5 years and landlord's contact info if applicable
- ☐ Student loan statements: showing current and future payment amounts
- ☐ Documents relating to any of the following if applicable: divorce, bankruptcy, collections, judgements or pending lawsuits



FINDING YOUR DREAM HOME

Create a list of what you want

IN YOUR NEW HOME. INCLUDE MUST-HAVES AS WELL AS WHAT YOU WOULD LIKE TO HAVE BUT AREN'T NECESSARILY DEAL BREAKERS.



HOUSE WANTS & NEEDS LIST

Determine the Features

YOU ARE LOOKING FOR IN YOUR IDEAL HOME AND PRIORITIZE WHICH ITEMS ARE MOST IMPORTANT TO YOU.

No house is perfect, but this will help us find the best match for you.

TYPE OF HOME:

☐ Single Family Home ☐ Townhouse ☐ Condo

CONDITION OF HOME:

☐ Move-In Ready ☐ Some Work Needed is OK ☐ Fixer Upper

DESIRED FEATURES:

____ Bedrooms ____ Bathrooms ____ Car Garage (Circle)
Small or Large Yard

Ideal Square Footage: _____

Desired Location/Neighborhood/School District: _____

MUST HAVE

WOULD LIKE TO HAVE



HOUSE HUNTING TIPS

When looking for a home,



INVESTIGATE THE AREA

Drive around neighborhoods that interest you to get a feel of the area, how the homes are cared for, what traffic is like, etc.



ASK AROUND

Talk to family, friends and co-workers to see if anyone might know of a house for sale in an area you're interested in. One of them may even know of someone that's thinking about selling but hasn't put the house on the market yet.



KEEP AN OPEN MIND

Finding your dream home isn't always an easy task! Have a priorities list but keep an open mind when viewing houses.



TAKE PICTURES & NOTES

When you visit multiple houses it gets difficult to remember specific details about each one. Take photos and notes while touring houses so that you can reference them later when comparing the properties that you've seen.



BE READY TO MAKE AN OFFER

When you find a home you want to buy, keep in mind there may be others interested in it as well. Be ready to make a solid offer quickly in order to have the best chance at getting that home.



MAKING AN OFFER

When we have found a home

THAT YOU'RE INTERESTED IN BUYING, WE WILL QUICKLY AND STRATEGICALLY PLACE AN OFFER.

There are several factors to consider that can make your offer more enticing than other offers:

PUT IN A COMPETITIVE OFFER

We will decide on a reasonable offer price based on:

- Current market conditions
- Comparable properties recently sold in the area
- The property value of the house
- The current condition of the house

CONDITIONS VS NO-CONDITIONS

Paying in cash versus taking out a loan offers a faster closing timeline and less chances of issues arising, making it more appealing to sellers.

PUT DOWN A LARGER DEPOSIT

An offer that includes a larger earnest money deposit presents a more serious and competitive offer.

ADD A PERSONAL TOUCH

Include a letter to the sellers with your offer, letting them know what you love about their home. Adding this personal touch can give you an advantage over other offers by making yours stand out from the rest.

OFFER A SHORTER CLOSING TIMELINE

An offer with a shorter timeframe for closing is generally more attractive to sellers over one with an extended time period with a house sale contingency. A typical closing timeframe is 30-45 days.



NEGOTIATIONS

A seller can accept or decline

YOUR OFFER, OR COME BACK WITH A COUNTER OFFER.

If they send you a counter offer, be prepared to negotiate to come up with reasonable terms for both parties. This process can go back and forth until an agreement is made.



● UNDER CONTRACT

Once you and the seller

have agreed on terms, a sales agreement is signed and the house is officially under contract. Here are the steps that follow:

PUT YOUR DEPOSIT INTO AN TRUST ACCOUNT

Your earnest money deposit will be put into an trust account that is managed by a neutral third party (typically the Selling Brokerage or a Solicitor) who holds the money for the duration of the period until closing or if the deal is mutually released at some other time. They will manage all the funds and documents required for closing, and your deposit will go towards your down payment which is paid at closing.

SCHEDULE A HOME INSPECTION

Home inspections are optional but highly recommended to make sure that the home is in the condition for which it appears. Inspections are typically completed within 5-10 days after signing the sales agreement.

RENEGOTIATE IF NECESSARY

The home inspection will tell you if there are any dangerous or costly defects in the home that need to be addressed. You can then choose to either back out of the deal completely, ask for the seller to make repairs, or negotiate a lower price and handle the repairs yourself.

COMPLETE YOUR MORTGAGE APPLICATION

Once you've come to an agreement on the final offer, it's time to finalize your loan application and lock in your interest rate if you haven't done so already. You may need to provide additional documentation to your lender upon request.

ORDER AN APPRAISAL

An appraisal will be required by your lender to confirm that the home is indeed worth the loan amount. The appraisal takes into account factors such as similar property values, the home's age, location, size and condition to determine the current value of the property.



WHAT NOT TO DO DURING THE HOME BUYING PROCESS

It's Extremely Important

NOT TO DO ANY OF THE FOLLOWING UNTIL AFTER THE HOME BUYING PROCESS IS COMPLETE:

- ❌ BUY OR LEASE A CAR
- ❌ CHANGE JOBS
- ❌ MISS A BILL PAYMENT
- ❌ OPEN A LINE OF CREDIT
- ❌ MOVE MONEY AROUND
- ❌ MAKE A MAJOR PURCHASE



Any of these types of changes could jeopardize your loan approval. It's standard procedure for lenders to also do a final credit check before closing.



FINAL STEPS BEFORE CLOSING

INSURANCE REQUIREMENTS

Most lenders require both homeowner's insurance and title insurance. See following pages for more detailed information on each of these.

CLOSING DISCLOSURE

At least 3 days before closing, lenders are required to provide you with a Closing Disclosure with your final loan terms and closing costs for you to review. Closing costs for the buyer typically range from 2-5% of the purchase price, which can include lender fees, lender's title insurance, and HOA dues if applicable.

FINAL WALK THROUGH

Within 24 hours of closing we will do a final walk through of the home before signing the final paperwork. This last step is to verify that no damage has been done to the property since the inspection, that any agreed upon repairs have been completed, and that nothing from the purchase agreement has been removed from the home.

Next Step - Closing!



HOMEOWNERS INSURANCE

WHY DO YOU NEED HOMEOWNERS INSURANCE?

Homeowners insurance protects your home and possessions against damage and theft and is required by lenders before finalizing your loan. Policies vary and are completely customizable, so it's recommended to get quotes from multiple companies to compare price, coverage and limits.

WHAT DOES THIS INSURANCE COVER?

Homeowners insurance typically covers destruction and damage to the interior and exterior of a home due to things like fire, hurricanes, lightning, or vandalism. It also covers loss or theft of possessions, and personal liability for harm to others.

WHAT DOESN'T IT COVER?

Most policies do not cover flood or earthquake damage, and you may need to purchase an additional policy for this type of coverage.

WHAT ARE POLICY RATES BASED ON?

Rates are mostly determined by the insurer's risk that you will file a claim. The risk is based on your personal history of claims, frequency and severity of claims, past history of claims on the home, as well as the neighborhood statistics and the home's condition.

HOW CAN YOU QUALIFY FOR DISCOUNTS?

Many insurance companies offer discounts to seniors, and also to customers who have multiple policies with them, like auto or health insurance. Having a security system, smoke alarms and carbon monoxide detectors can also lower annual premium rates. When getting quotes, be sure to ask each company about their discounts and cost savings options.



TITLE INSURANCE

WHAT IS TITLE INSURANCE?

Title insurance protects the lender and/or homeowner from financial loss against claims regarding the legal ownership of a home.

HOW DOES TITLE INSURANCE COVERAGE WORK?

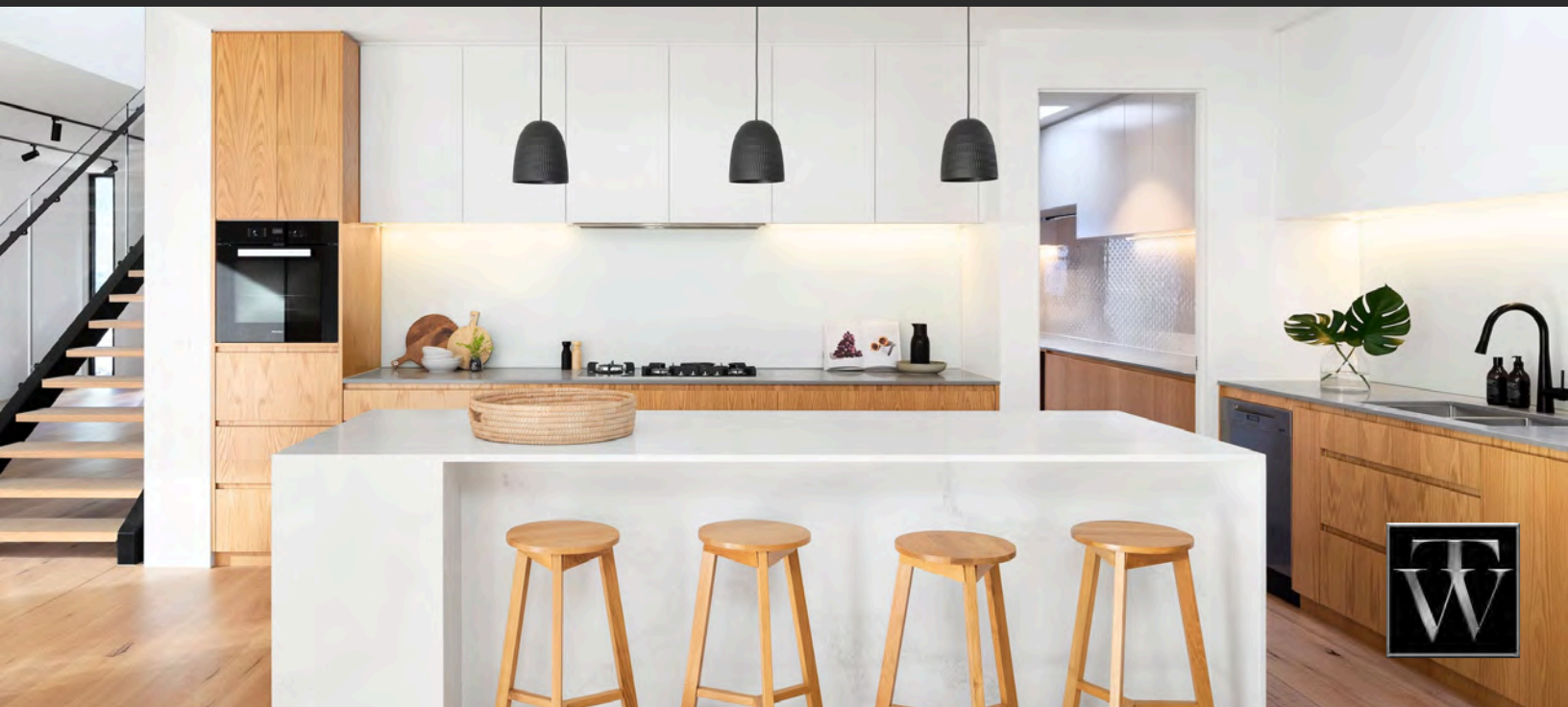
A separate homeowners policy is needed to protect yourself from a claim on your home, and from being held financially responsible for possible unpaid property taxes from previous owners. Other items covered would be renovations with a building permit that was not completed. Fences or other structures enclosing on another property etc.

IS A TITLE SEARCH SUFFICIENT?

While most lenders require a title search, the title insurance ensures that if anything is missed during the search, those insured will be protected if any legal issues arise.

HOW MUCH DOES TITLE INSURANCE COST?

Title insurance is a one-time fee that is paid at closing, which costs between \$500-\$3,500 depending on the policy, insurance provider, and the purchase price of the home.



CLEARED TO CLOSE

Closing is the final step

of the buying process. On the day of closing, funds are dispersed, and property ownership is formally transferred from the seller to the buyer.



CLOSING DAY

Congratulations, You Made it to Closing!

A few days before closing you'll be going over and signing the final paperwork, and submitting a certified check (or previously arranged wire transfer) to pay the remaining down payment and closing costs.

ITEMS TO BRING :

- ✓ Government Issued Photo ID
- ✓ Homeowner's Insurance Certificate
- ✓ Certified Funds or Cashier's Check

Enjoy Your New Home!



SUCCESS STORIES

We felt a high level of trust with William throughout the entire home-buying . His honesty, transparency, and integrity gave us confidence that we were in good hands

M & T Laporte



Throughout our search for the perfect home. William demonstrated remarkable patience and understanding. He never pressured us and took the time to truly listen to our needs and preferences.

R. & S Swain



I can't thank Bill enough for his outstanding negotiation skills. He was able to secure a fantastic deal and I felt like had a true advocate representing my interesting.

V. Forrest



TRUSTED VENDORS

HOME INSPECTION

Alex Campbell Inspections
alexcampbellinspections.com
613-539-1255

HOME WARRANTY

Canadian Home Shield
canadianhomeshield.com
905-781-5411

HOUSE CLEANING

Always Clean
alwaysclean.com
613- 604-9198

CONTRACTOR

Amberlane Homes
amberlanehomes.com
613.561.1234

HANDYMAN

Alex Vasile
alcatellutz@yahoo.ca
905-622-5659

PAINTER

Mike Tomlin
stooleys@yahoo.ca
613-561-3615

ELECTRICIAN

YGK Electrical
ygkelectric.com
343-477-1975

PLUMBER

ABS Plumbing
613-539-1756

APPLIANCE REPAIR

F.W. Black
fwblack.com
613-389-9607

LANDSCAPING

Lasting Impression
lastingimpressionslandscaping.ca
613-561-0720

ROOFING

MacLauchlan Contracting
macLuachlancontracting.com
613- 572-4319

HEATING & A/C

Haven Home Heating
havenhomeheating.com
343-341-5806

STAGING

Staging Sells Homes
stagingsells.com
613-484-0570

MOVING COMPANY

AMJ Campbell
amjcampbell.com
613-634-1040

CARPET CLEANER

Kingston Carpet Cleaning
steamcleankingston.com
613-389-3589

LAWN CARE

Green Team
www.greenteamkingston.com
613-985-7355



Buy with Confidence



William Taylor

Broker

613.530.0149

william@williamtaylorteam.com



RE/MAX | RISE

EXECUTIVES, BROKERAGE - INDEPENDENTLY OWNED AND OPERATED

BUYING A HOME



WILLIAM TAYLOR

613.530.0149

william@williamtaylorsteam.com

BUYER INFORMATION

Name _____

Co-Buyer _____

Phone _____

Phone _____

Email _____

Email _____

Address _____

Address _____

Preferred Method of Communication ☐ Call ☐ Text ☐ Email

Married? ☐ Yes ☐ No Children? ☐ Yes ☐ No Ages _____

Pets? ☐ Yes ☐ No Type of Pet(s) _____

Occupation _____ Employer _____

Years Employed with Current Employer _____ ☐ Full Time ☐ Part Time

Do you currently rent or own?

☐ Rent When does your lease expire? _____

Are you a first time buyer? ☐ Yes ☐ No

☐ Own Do you need to sell before buying? ☐ Yes ☐ No

Urgency to buy? ☐ Yes ☐ No Ideal Move-In Date _____

Purchasing Price Range \$ _____ - _____

Will you be financing? ☐ Yes ☐ No Pre-Approved? ☐ Yes ☐ No

Pre-Approved Amount \$ _____ Lender _____

Lender's Info: Phone _____ Email _____

Type of Loan ☐ Conventional ☐ FFA ☐ VA ☐ USDA

Optimal Downpayment Percentage ☐ 0-9% ☐ 10-19% ☐ 20% +

Are you prepared to make an offer right away if we find a home you're interested in purchasing? ☐ Yes ☐ No

PROPERTY INFORMATION

WHAT TYPE OF PROPERTY ARE YOU LOOKING FOR?

(Select all that apply)

- ☐ Primary Home ☐ Vacation Home ☐ Investment Property
☐ Single Family ☐ Multi-Family ☐ Townhouse/Condo ☐ Manufactured
☐ New Construction ☐ Move-In Ready ☐ Needs a Little Work ☐ Fixer Upper

WHAT STYLE OF HOME DO YOU PREFER?

WHICH FACTOR IS THE MOST IMPORTANT TO YOU?

- ☐ The Location - within _____ miles from: _____
☐ The Neighborhood
☐ The School District
☐ The View of: _____
☐ A Specific Feature of the House: _____
☐ Other: _____

Preferred Neighborhoods or Areas

Preferred School Districts

DAYS & TIMES YOU ARE AVAILABLE TO VIEW PROPERTIES

☐ S ____ ☐ M ____ ☐ T ____ ☐ W ____ ☐ T ____ ☐ F ____ ☐ S ____

LOCATION & AMENITIES

THE HOUSE NEEDS TO BE CLOSE TO

- | | | |
|---|--|-------------------------------------|
| ☐ Work: _____ | ☐ School: _____ | ☐ Downtown |
| ☐ Highways: _____ | ☐ Public Transportation | ☐ Airport |
| ☐ Shopping Centers | ☐ Restaurants | ☐ Beach/Lake |
| ☐ Other: _____ | | |

Deal Breakers: _____

COMMUNITY AMENITIES

Check the amenities that you are looking for in a neighborhood.

- | | | |
|--|---|---|
| ☐ Gated Community | ☐ Security | ☐ Fitness Center |
| ☐ Pool | ☐ Hot Tub | ☐ Playground |
| ☐ Clubhouse | ☐ Community Kitchen | ☐ Movie Room |
| ☐ Picnic Area | ☐ Beach/Lake Access | ☐ Dog Park |
| ☐ Walking Path | ☐ Hiking Trails | ☐ Bike Path |
| ☐ Golf Course | ☐ Sports Courts: _____ | |
| ☐ Other: _____ | | |

Deal Breakers: _____

Is there anything else that you are looking for in regards to the home's location or community that would be helpful for us to know?

HOUSE FEATURES

Select the features that you are looking for in a home. Note which features are absolute deal breakers.

GENERAL

- | | | |
|--|---------------------------------------|-------------------------------------|
| _____ Bedrooms | _____ Bathrooms | _____ Car Garage |
| ☐ Wheelchair Accessible | ☐ In-Law Suite | ☐ Heat Pump |
| ☐ Security System | ☐ Solar Panels | ☐ Smart Home |
| ☐ Other: _____ | | |

Deal Breakers: _____

KITCHEN

- | | | |
|---------------------------------------|---|---|
| ☐ Open Concept | ☐ Gourmet Kitchen | ☐ Walk In Pantry |
| ☐ Island | ☐ Bar Seating | ☐ Wine Fridge |
| ☐ Gas Cooktop | ☐ Electric Cooktop | ☐ 2 Ovens |
| ☐ Other: _____ | | |

Deal Breakers: _____

EXTERIOR

- | | | |
|---|--|---------------------------------|
| ☐ Property with Land | ☐ Yard with Grass | ☐ Garden |
| ☐ Sprinkler System | ☐ Fenced In Yard | ☐ Pool |
| ☐ Outdoor Kitchen | ☐ Outdoor Fireplace | ☐ Deck |
| ☐ Other: _____ | | |

Deal Breakers: _____

LIKES & DISLIKES

FLOORING

	LOVE	HATE	OK	DEAL BREAKER
Hardwood	☐	☐	☐	☐
Engineered Wood	☐	☐	☐	☐
Laminate	☐	☐	☐	☐
Vinyl	☐	☐	☐	☐
Tile	☐	☐	☐	☐
Natural Stone	☐	☐	☐	☐
Carpet	☐	☐	☐	☐

Other/Notes: _____

COUNTERTOPS

	LOVE	HATE	OK	DEAL BREAKER
Quartz	☐	☐	☐	☐
Granite	☐	☐	☐	☐
Marble	☐	☐	☐	☐
Laminate	☐	☐	☐	☐
Wood	☐	☐	☐	☐

Other/Notes: _____

OTHER FEATURES

	LOVE	HATE	OK	DEAL BREAKER
Stairs/Multi-Story Home	☐	☐	☐	☐
Open Concept Floor Plan	☐	☐	☐	☐
Big Yard	☐	☐	☐	☐
Fireplace - Type: _____	☐	☐	☐	☐

Other/Notes: _____

ADDITIONAL NOTES

What motivated you to start your home search?

Describe your ideal home.

Describe your ideal neighborhood.

What's your favorite room in the house and why?

Anything else we haven't covered?

Thank you

for trusting us with your real estate needs



William Taylor

Broker

613.530.0149

william@williamtaylorteam.com

 **REMAX** | **RISE**

EXECUTIVES, BROKERS, INDEPENDENT OWNERS AND AFFILIATES



WELCOME

TO *Kingston, On*
Canada

YOUR LOCAL GUIDE

MAIN MENU



WELCOME



TRUSTED
VENDORS



UTILITY
PROVIDERS



EMERGENCY
SERVICES



GETTING
AROUND



SCHOOLS



SHOPPING



PETS



PARKS



RECREATION



ATTRACTIONS



EVENTS



RESTAURANTS



COFFEE



NIGHTLIFE



I'm thrilled to officially welcome you to Kingston and even more excited for you to discover everything this wonderful area has to offer.

To help you get started, I've put together a custom city guide filled with my personal recommendations on local favorites, essential services, and hidden gems—from the best spots to grab coffee to trusted local businesses. It's my way of saying thank you for allowing me to be part of your journey and to help make your transition as smooth as possible.

If you ever have questions about the area, need referrals, or simply want to connect with the community, I'm always just a phone call or email away. It's my goal not only to meet your real estate needs, but to ensure you feel truly at home.

Wishing you many happy memories in your new home!



William Taylor
Real Estate Broker





TRUSTED VENDORS



REAL ESTATE LAWYER 



Wilson Brignetti Law Office
Contact Name: John Wilson



REAL ESTATE LAWYER 



Tarnowecky Law
Contact Name: Ivanna Tarnowecky



REAL ESTATE LAWYER 



Viner, Kennedy, Frederick, Allan, & Tobias



HOME INSURANCE 



All-Risk Home Insurance
Contact Name: Matt



HOME INSPECTOR 



Company Name: Before You Buy
Home Inspections



HOME INSPECTOR 



Company Name: Pike Home
Inspections



CONTRACTOR 



Amberlane Homes
Contact Name: Mike



TRUSTED VENDORS



CONTRACTOR

Abstract Framing
Contact Name: Mark



PLUMBER

ABS Plumbing
Contact Name: Mike



ELECTRICIAN

TriGen Electric
Contact Name: Marc



ELECTRICIAN

YGK Electrical
Contact Name: Andrew



PAINT & TRIM

Homewood Trim
Contact Name: Benjamin



A/C & HEATING

Haven Home Heating
and Air Conditioning



ROOFING

MacLauchlin Contracting





TRUSTED VENDORS



CLEANING

All Clean Kingston



LANDSCAPING

Lasting Impression
Contact Name: Mike McKay



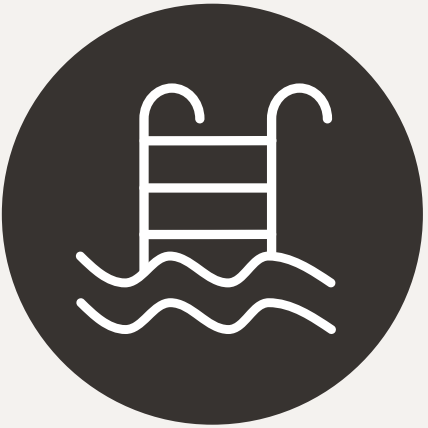
FLOORING

Action Flooring
Contact Name: Bill Wilson



KITCHEN & BATHS

Progressive Kitchens



POOL CARE

St. Lawrence Pools



APPLIANCE REPAIR

Potter's Appliance Repair



PEST CONTROL

Greenshield Pest Control





UTILITY PROVIDERS



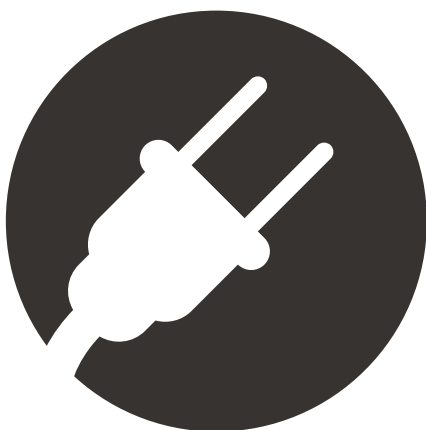
WATER
Kingston Utilities



GAS - CITY
kingston Utilities



GAS
OUTSIDE CITY
Enbridge



HYDRO - CITY
Kingston Utilities



HYDRO
OUTSIDE CITY
Hydro One



INTERNET/PHONE
Bell Canada



INTERNET/PHONE
Cogoecco



TRASH
Kingston Waste and Recycling





EMERGENCY SERVICES



HOSPITAL
Kingston General



HOSPITAL
Hotel Dieu



POLICE STATION
Kingston Main Office



URGENT CARE
Kingston General Emergency Dept.



FIRE DEPARTMENT
Main Office & Fire Prevention



WALK-IN CLINIC
CDK Family Medicine





GETTING AROUND



PUBLIC BUS TRANSIT

Describe how your city’s bus transportation works, if it runs 24/7, etc.



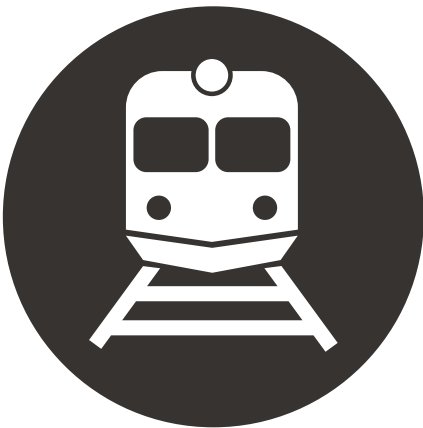
TAXI

Amey’s Taxi



BIKE

Kingston has a mix of on-road bike lanes, shared routes, multi-use pathways, and cycling infrastructure that connect neighbourhoods, parks, commercial areas, and trails



TRAIN

Via Rail



MEGABUS





SCHOOLS



ALGONQUIN AND LAKESHORE
CATHOLIC DISTRICT SCHOOL BOARD



LIMESTONE DISTRICT SCHOOL
BOARD



FRENCH PUBLIC



FRENCH CATHOLIC



UNIVERSITY

Queen's



COLLEGE

St. Lawrence College



COLLEGE

Royal Military College





SHOPPING



GROCERY STORE

Freshco



GROCERY STORE

Farm Boy



MALL

Cataraqui Mall



SHOPPING AREA

Rio-Can



FAVORITE LOCAL SHOP

Tara Foods



FAVORITE LOCAL SHOP

Cooke’s Fine Foods and Coffee



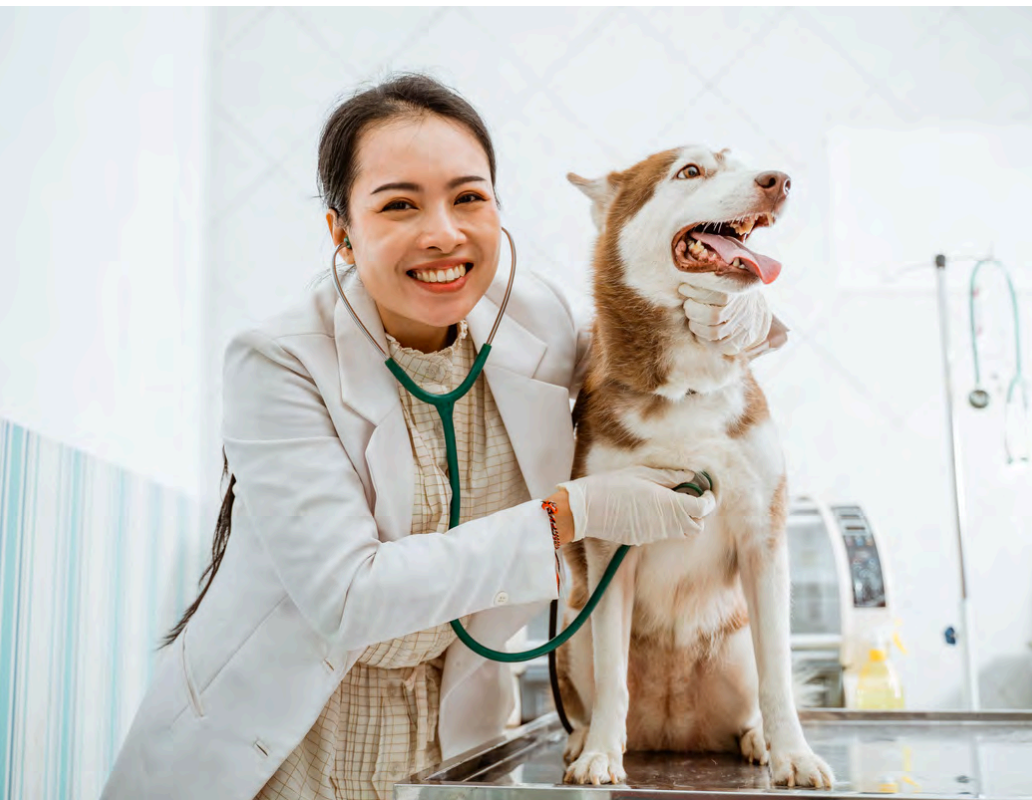
FAVORITE LOCAL SHOP

Trailhead Kingston



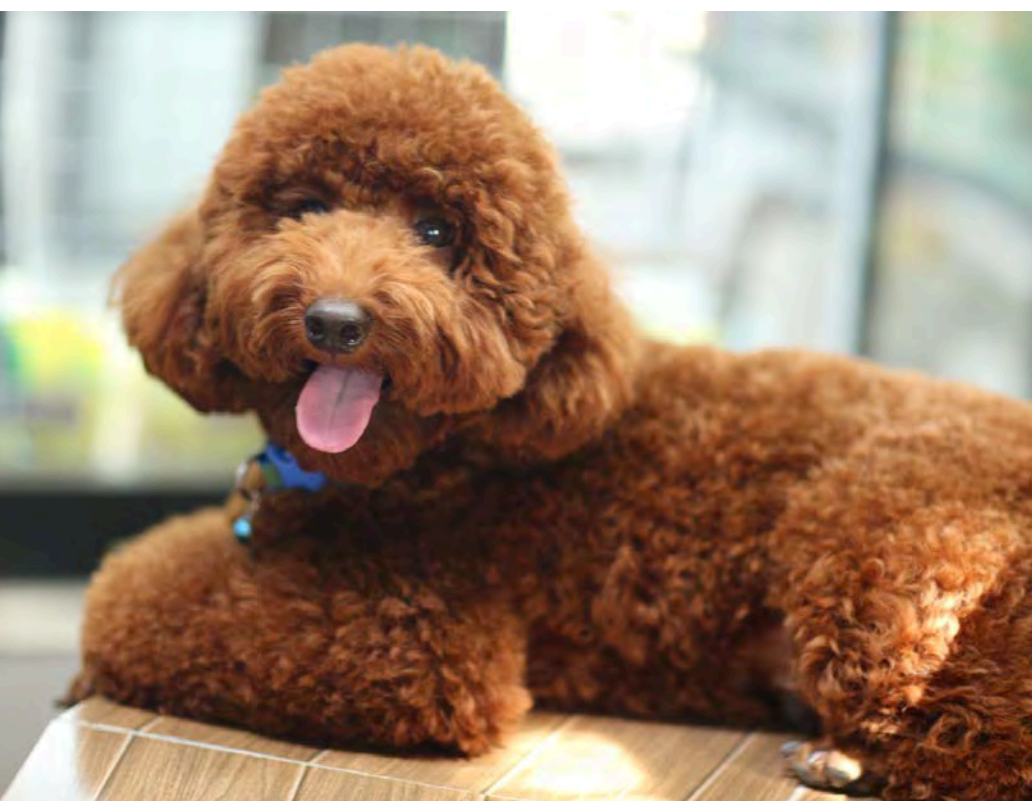


PETS



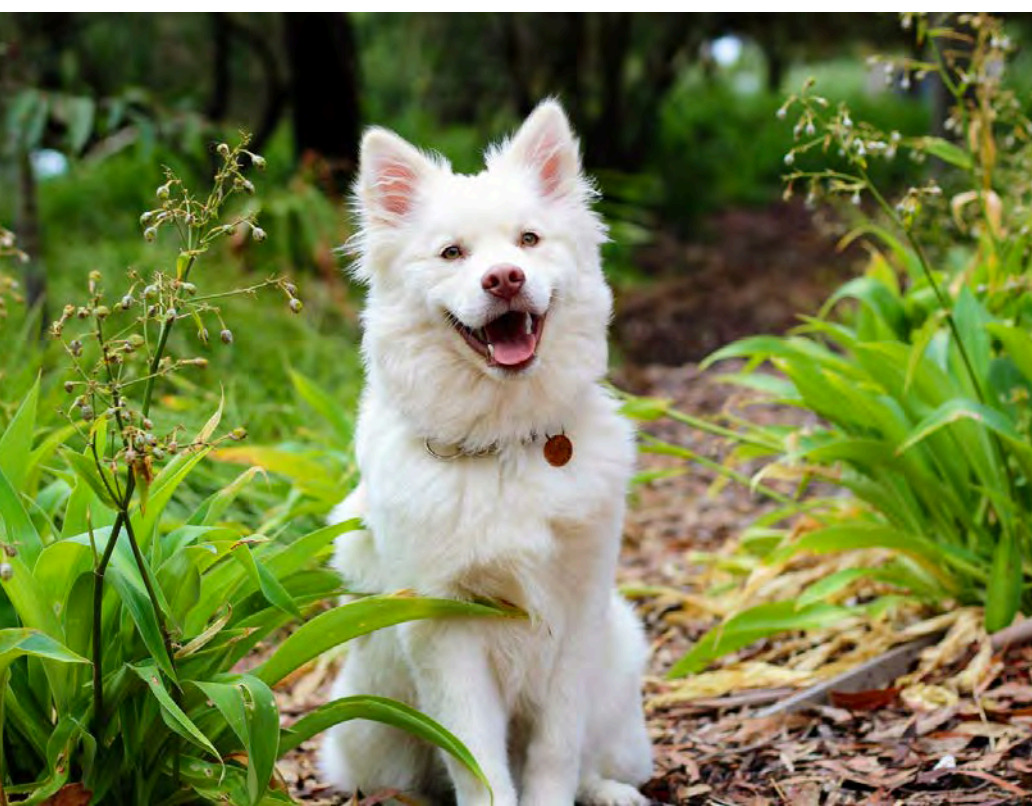
VETERINARIAN

Kingston West Vetinary Hospital



VETERINARIAN

Barriefield Animal Hospital



DOG PARK

Rotary Park Dog Park



DOG PARK

Memorial Centre Dog Park



PET STORE

Birds n Paws





PARKS & TRAILS



CONFEDERATION PARK



LAKE ONTATIO PARK



GRASS CREEK PARK



CITY PARK



LEMOINE’S POINT



CATARAQUI TRAIL



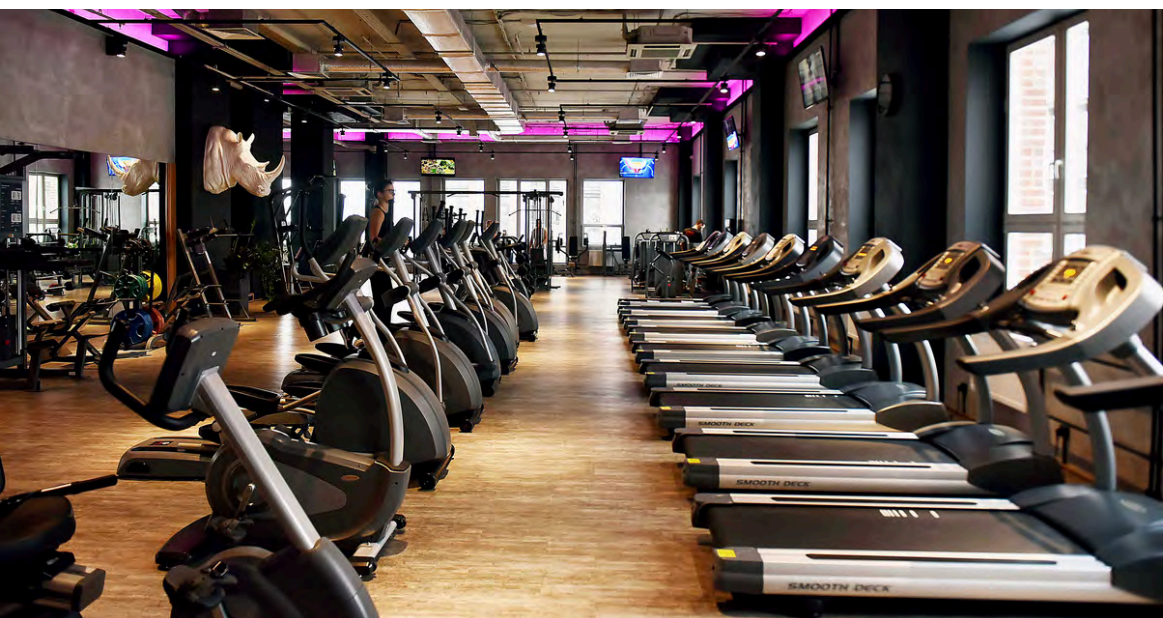


RECREATION



POOL

Culligan Water Park



GYM

Goodlife Fintess



BIKE PATH

K&P Trail



TENNIS COURTS

Kingston Tennis Club



BASKETBALL

YMCA



ARENA

Invista Center





GOLF



GOLF COURSE
Cataraqui Country Club



GOLF COURSE
Loyalist Golf Course



GOLF COURSE
Amherstview Golf Club



GOLF COURSE
Collondade Golf



GOLF COURSE
Rivendell Golf



GOLF COURSE
Inverary Golf





Attractions



MUSEUM

Fort Henry Historic Site



MUSEUM

Canada's Penitentiary Museum



MUSEUM

Greaet Lakes Museum



WATER PARK

Culligan Water Park



FESTIVALS

kingston Busker Rendezvous



FESTIVALS

Kingston Canadian Film Fest





EVENTS



FARMER’S MARKET

Springer Market Square



CANADA DAY

Confederation Park



MUSIC FESTIVAL

BluesFest



FALL FESTIVAL

Kingston Fair



CHRISTMAS MARKET

Springer Market Square





RESTAURANTS



WOODENHEADS

- Type of Food: Wood Fired Pizza
- Favorite Dish: Kai Mekong
- Reservations Recommended
- Open for Lunch & Dinner



GRECO'S

- Type of Food: Greek
- Favorite Dish: Souvlaki
- Reservations Recommended
- Open for Dinner



CASA DOMENICO

- Type of Food: Italian
- Favorite Dish: Osso Buco
- Reservations Recommended
- Open for Lunch & Dinner



TANGO NUEVO

- Type of Food: European Tapas
- Favorite Dish: Octopus a la Plancha
- Reservations Recommended
- Open for Lunch & Dinner



THE KEG

- Type of Food: Steakhouse
- Favorite Dish: Steak
- Reservations Recommended
- Open for Dinner





COFFEE, BAKERIES & BRUNCH



PIZZA

Tata's Pizza



COFFEE

Kingston Coffee House



BAKERY

Pan Chanco



BREAKFAST

Morrison's



BRUNCH

Chez Piggy Restaurant & Bar





DRINKS & NIGHTLIFE



LIVE MUSIC

The Merchant Tap House



LIVE MUSIC

Raxx



PUB

Toucan



BAR

The Bank Gastrobar



NIGHTCLUB

Stage's

