

**845 Woodbine Rd, Kingston ON**  
**Exciting Opportunity to Acquire**



**Multi-family Triplex**  
**A Once in a Life Time Opportunity**



**NorthPeak Homes**  
Custom Homes | Multi Unit Construction | Rural Builds  
info@northpeakhomes.ca • 613-484-5955



**Tim Barber & Graeme McDonald**  
barbermcdonald.com  
Tim: 613-328-4070 • Graeme: 613-985-1596





# 845 Woodbine Rd, Kingston ON

## PROPERTY HIGHLIGHTS

### Multi-family Triplex

### House & Investment Opportunity

A first of its kind Investment Opportunity in the West end of Kingston! WX3 Developments in partnership with NorthPeak Homes is excited to offer this pre-construction triplex in the highly desirable Bayridge neighbourhood just steps from public transit, restaurants and services. With Two 3 Bedroom 1128 sq ft units & One 2 bedroom 932 sq ft unit and 6 parking spots, this build is ideally located for families near great school options and centrally located in the Kingston's west end with easy access to all points within the city and the 401.

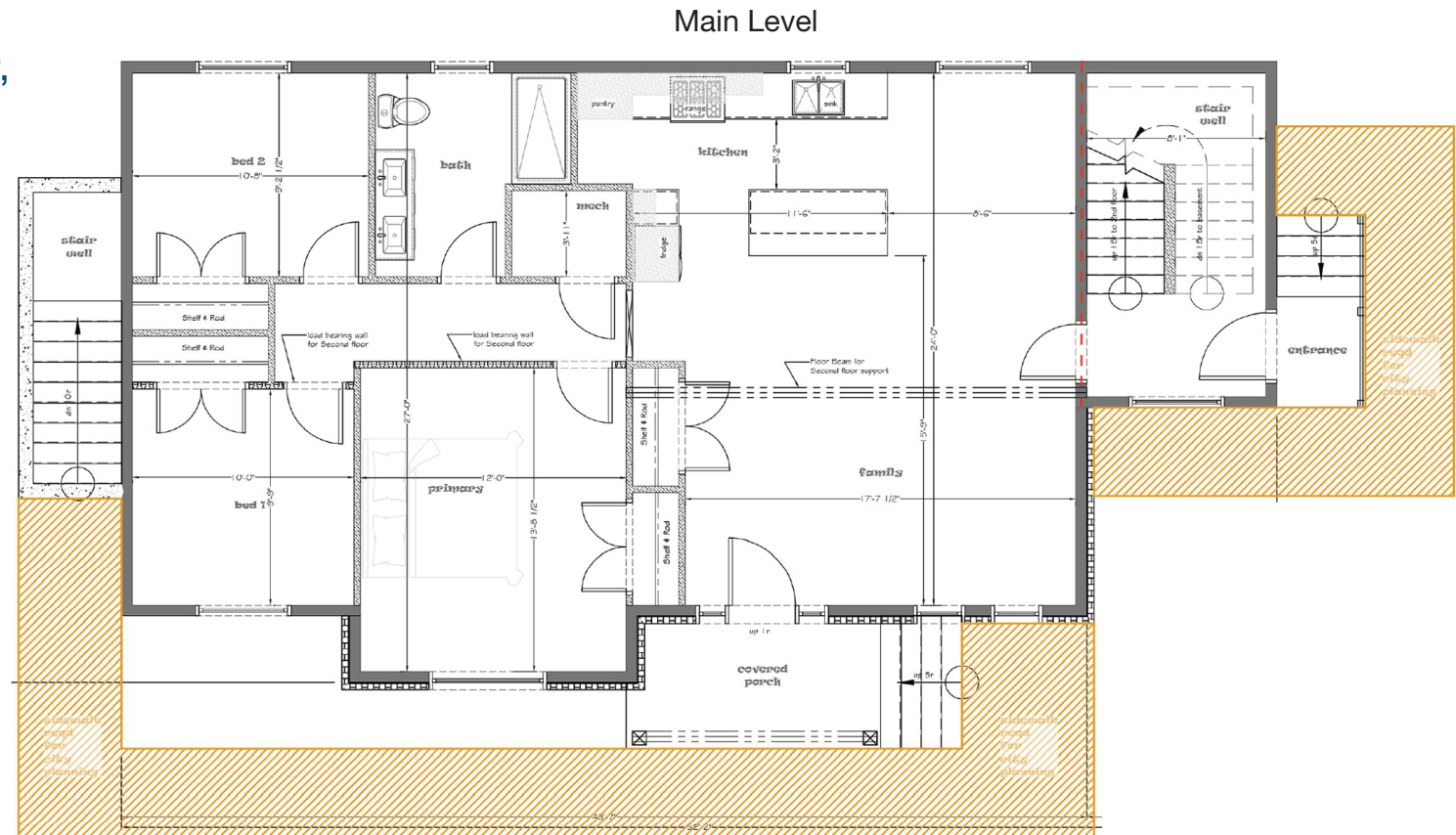
X12196008

# 845 Woodbine Rd, Kingston ON

## House & Investment Opportunity

### Key Features

- Approx. 2000 - 2500 sqft
- 8 bedrooms - 3 bathrooms
- 2 Storeys with basement
- Appliances Included: Dishwasher, Stove, Refrigerator, Microwave
- 9ft Ceiling
- All Units Separately Metered
- 6 Car Parking



### Multi-family Triplex

Higher end finishes including Quartz counter tops, kitchen islands, 9 ft ceilings, Ceramic tile in bathrooms & high quality vinyl plank in the rest of each unit.

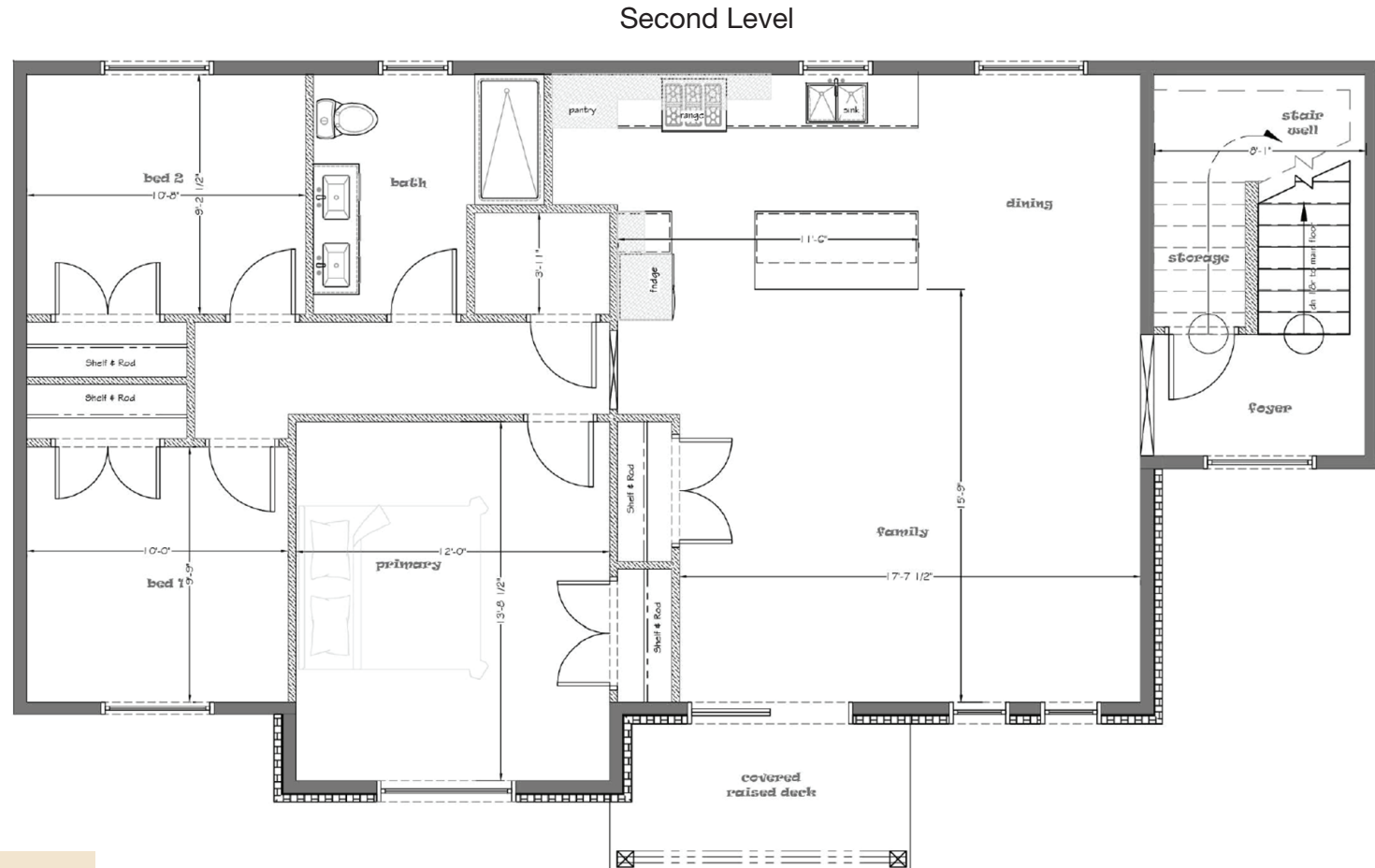
For a buyer on board early in the build process the builder is happy to discuss options for finishings and design elements. An amazing investment opportunity for the investor or live-in landlord looking for a Home that comes with great income!

# 845 Woodbine Rd, Kingston ON

## House & Investment Opportunity

### Key Features

- Approx. 2000 - 2500 sqft
- 8 bedrooms - 3 bathrooms
- 2 Storeys with basement
- Appliances Included: Dishwasher, Stove, Refrigerator, Microwave
- 9ft Ceiling
- All Units Separately Metered
- 6 Car Parking



## Multi-family Triplex

Higher end finishes including Quartz counter tops, kitchen islands, 9 ft ceilings, Ceramic tile in bathrooms & high quality vinyl plank in the rest of each unit.

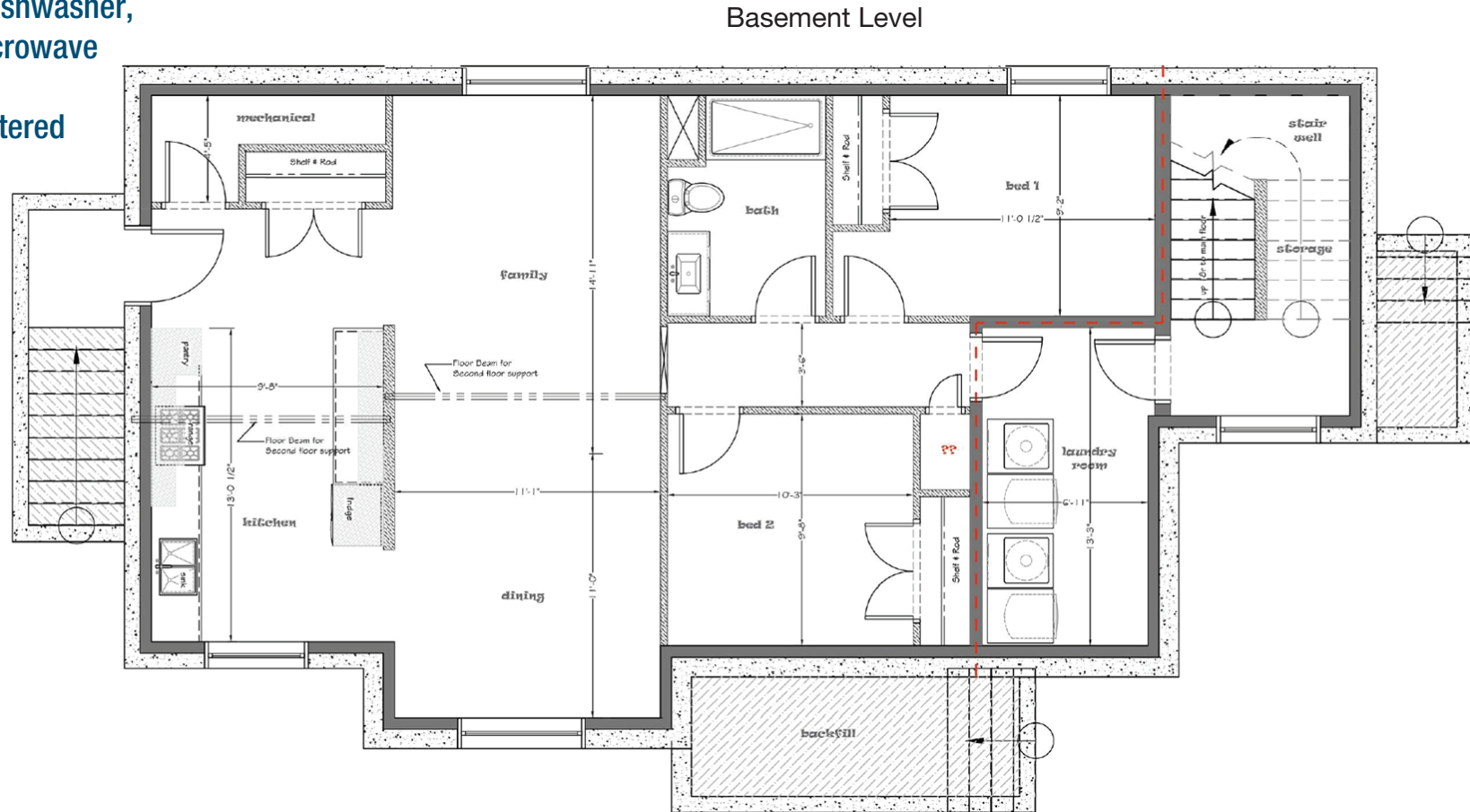
For a buyer on board early in the build process the builder is happy to discuss options for finishings and design elements. An amazing investment opportunity for the investor or live-in landlord looking for a Home that comes with great income!

# 845 Woodbine Rd, Kingston ON

## House & Investment Opportunity

### Key Features

- Approx. 2000 - 2500 sqft
- 8 bedrooms - 3 bathrooms
- 2 Storeys with basement
- Appliances Included: Dishwasher, Stove, Refrigerator, Microwave
- 9ft Ceiling
- All Units Separately Metered
- 6 Car Parking



## Multi-family Triplex

Higher end finishes including Quartz counter tops, kitchen islands, 9 ft ceilings, Ceramic tile in bathrooms & high quality vinyl plank in the rest of each unit.

For a buyer on board early in the build process the builder is happy to discuss options for finishings and design elements. An amazing investment opportunity for the investor or live-in landlord looking for a Home that comes with great income!

# ABOUT NORTHPEAK

## Specializing in New Home and Multi Unit Construction

NorthPeak Homes specializes in new homes, and multi unit construction across Southeastern Ontario. We work closely with buyers from concept through construction to deliver homes that Reflect their Lifestyle, Budget, and the Character of the property.

### Services Include:

- Project design
- Full construction management
- Site planning
- Assistance with financing and project budgeting

### NorthPeak Homes

613-484-5955

info@northpeakhomes.ca

www.northpeakhomes.ca



Tim has called Kingston home for nearly his whole life.

Prior to his career in real estate, Tim spent 10 years as a professional air ambulance and charter pilot. During his Career, Tim has volunteered extensively in the real estate industry, serving on the Board of Directors of the Kingston Area Real Estate Association (KAREA), where he was President in 2013. He also served on the Real Estate Council of Ontario (RECO) Board of Directors from 2015-2018, where he was vice-chair for two of those years from 2016-2018. Tim currently services as the Chair of the RECO Professional Practices Committee. In addition to being a strong supporter of local businesses, Tim has also served on boards for local charities including the Kingston Youth Shelter & Ryandale Transitional Housing, where he currently chairs the Board of Directors. No matter the circumstances, Tim has always been committed to ensuring his clients receive the highest level of service and delivers with unwavering integrity. When he's not busy within the real estate realm or with other ventures, Tim loves to make time for golf, cooking, and travel.

Graeme moved to Ontario at a young age and spent many years growing up between overseas locations around Asia and on Amherst Island, where he continues to maintain a cottage. Along with his wife Tracey, Graeme has called the Kingston area home for decades, including 30 years and counting in nearby Camden East. Graeme is a 30+ year entertainment industry executive managing the careers of multi-platinum, Juno Award winning Canadian artists.

Making the change and a full-time commitment to his real estate clients in 2018, Graeme pulls from over three decades of dedication to client advocacy and contract negotiations to benefit his clients and protect their best interests. A professional lifetime of well honed negotiation practices, technical expertise in contract writing, and a determined commitment to support and elevate the position of his clients has resulted in a uniquely successful path and in professional real estate services.