



Great Investment Opportunity

Listed at: \$925,000

313 Pratt Drive, Amherstview



Welcome to 313 Pratt Drive in the sought-after Lakeside Ponds neighbourhood of Amherstview. Built in 2022, this stylish detached home offers modern upgrades, a legal basement suite, and peaceful greenspace views—just steps from parks, schools, and the W.J. Henderson Recreation Centre. Whether you're a family, multi-generational household, or investor, this property offers flexibility, functionality, and value.



4+1
Bedrooms



2.5+1
Bathrooms



12115+960
Square Feet



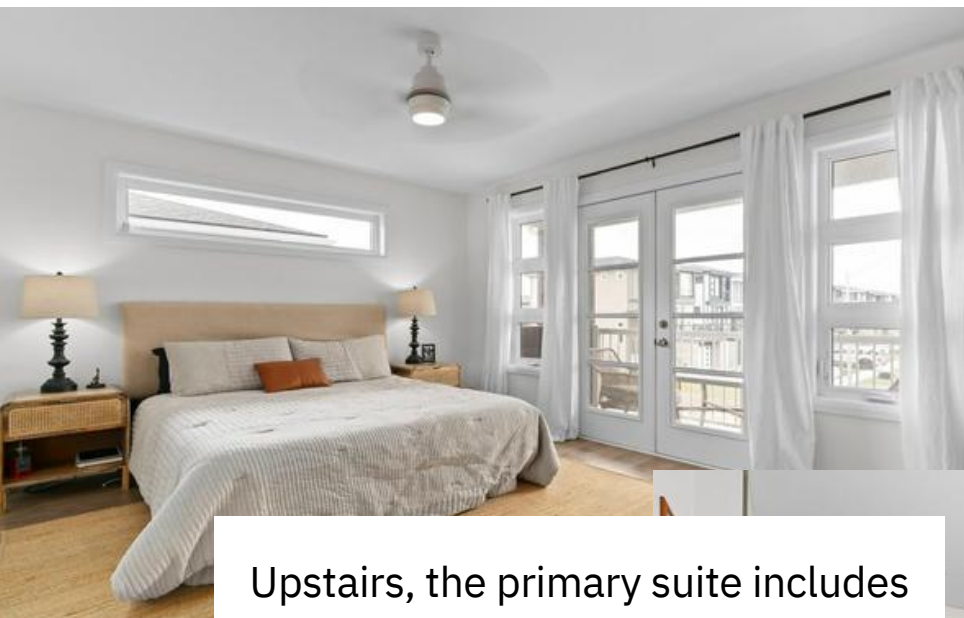
40'x 104'
Lot Size

**Modern Living Meets Income
Potential**

Bright, Open, and Upgraded

The main home features 4 bedrooms and 2.5 bathrooms, with an open-concept layout that's perfect for both everyday life and entertaining. Enjoy 9-foot ceilings, large windows, and a kitchen equipped with quartz countertops and KitchenAid stainless steel appliances. From the dining area, step onto a generous deck overlooking greenspace—ideal for summer barbecues and quiet evenings.





Upstairs, the primary suite includes a walk-in closet, full ensuite bath, and private balcony—a perfect retreat for morning coffee. Three additional bedrooms and second-floor laundry complete the family-friendly layout.





Separate Suite, Smart Opportunity

The fully finished 1-bedroom legal apartment has its own entrance, separate laundry, and separately metered utilities. With a full kitchen, 4-piece bathroom, and bright living area, this suite is ideal for rental income, extended family, or a private guest space. A smart investment that provides both comfort and return.

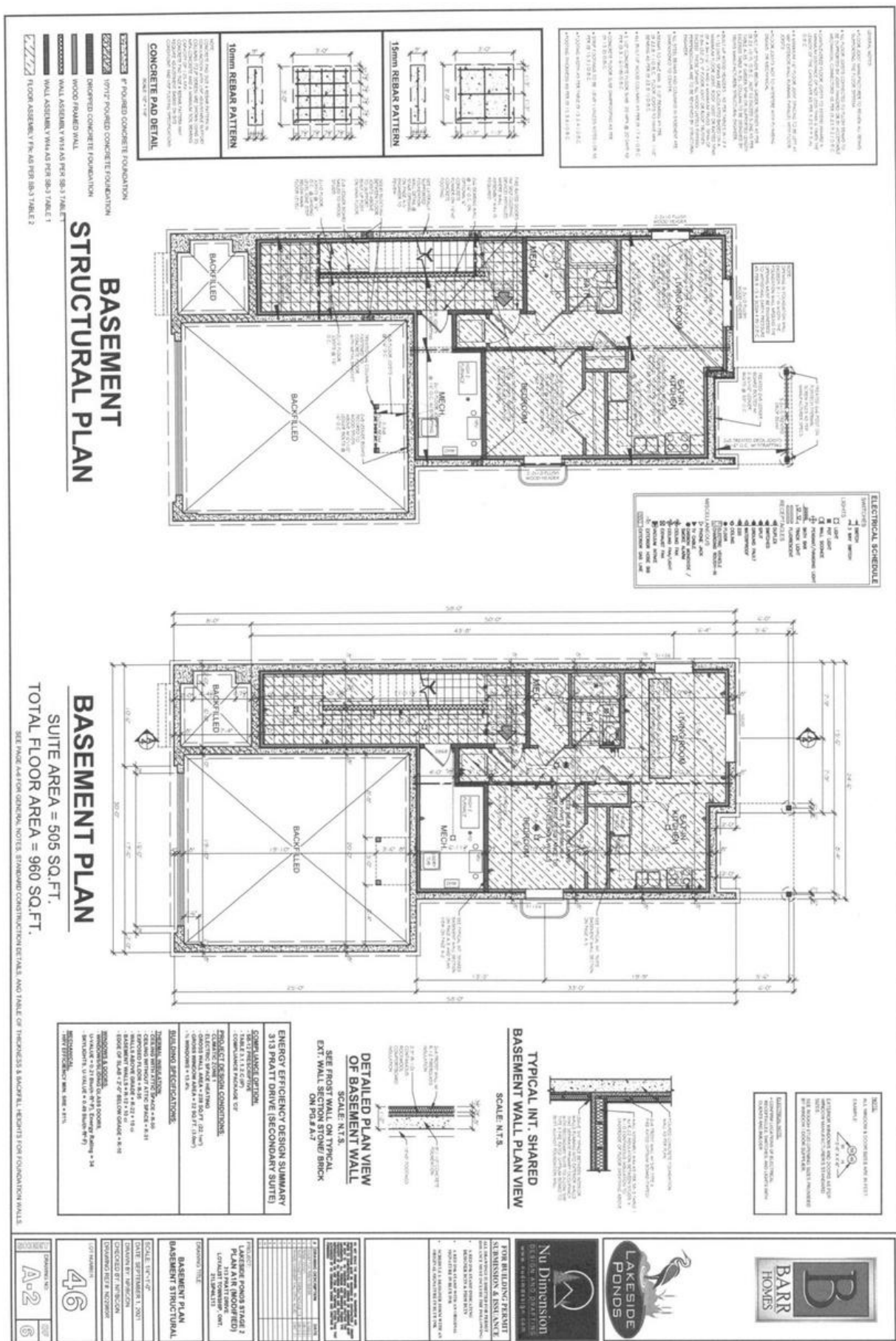
Premium Lot + Growing Community

Set on a premium lot backing onto greenspace, this home offers privacy and a peaceful backdrop—no rear neighbours. A double garage adds convenience and paved driveway provide ample parking.

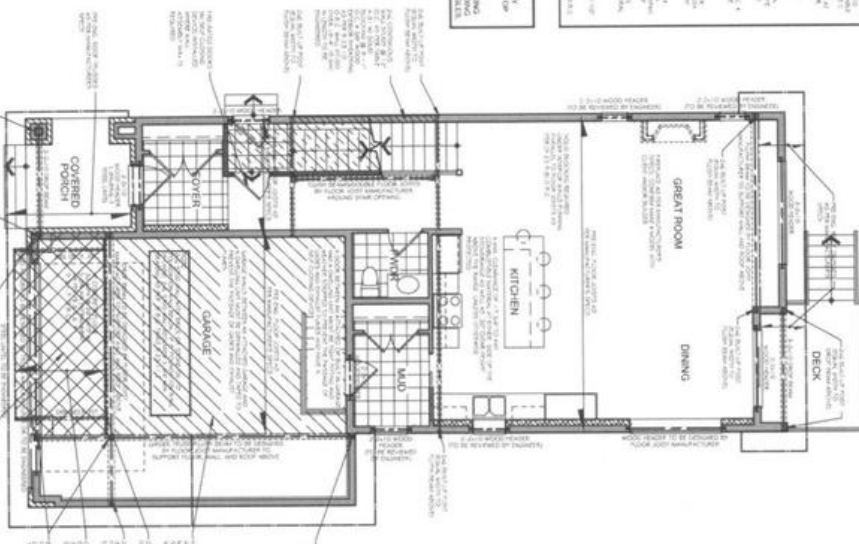
Amherstview is one of the region's fastest-growing communities, with excellent amenities:

- Walkable parks and trails
- W.J. Henderson Recreation Centre
- Schools, shopping, and restaurants nearby
- Easy access to Kingston, Loyalist Township, and Lake Ontario



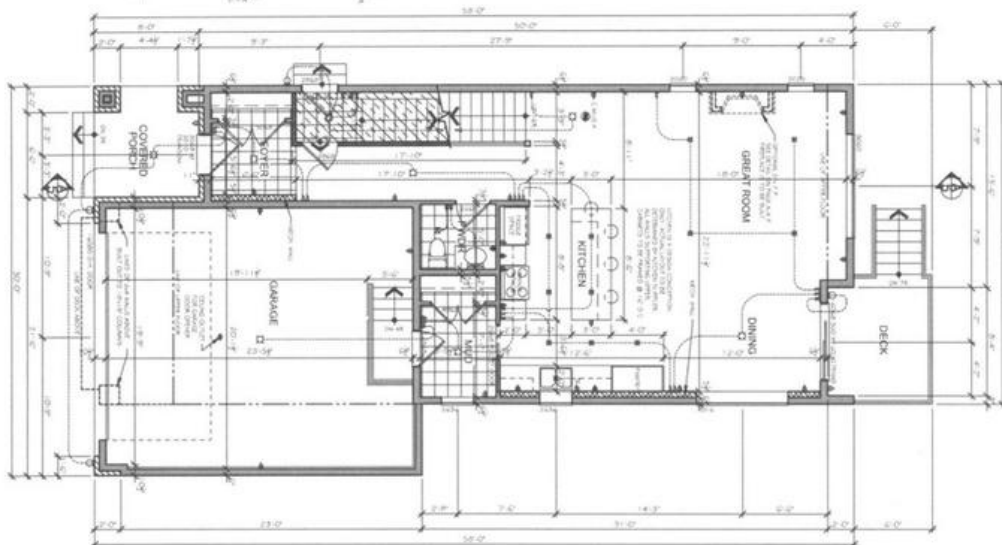


MAIN FLOOR STRUCTURAL PLAN

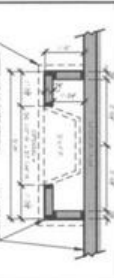


MAIN FLOOR PLAN

FLOOR AREA = 960 SQ.FT.
TOTAL FLOOR AREA = 2115 SQ.FT.



STANDARD FIREPLACE FRAMING DETAIL



ENERGY EFFICIENCY DESIGN SUMMA
313 PRATT DRIVE (PRIMARY RES.)

COMPLIANCE OPTION:
- ISO 9001 REGISTRATION
- TAA/NZS 8540 A PART
- COMPLIANCE PROGRAMME MFR

EFFECT OF ROOM CONDITIONS:
- COOLING LOADS 4
- HEATING LOADS 6
- HEATING EQUIPMENT EFFICIENCY = 70% AT 10°C
- HEATING EQUIPMENT EFFICIENCY = 70% AT 10°C
- GLASS WINDOW AREA = 212 SQ FT (19.6 SQM)
- WINDWALL = 11 SQM

BUILDING SPECIFICATIONS:

BUILDING SPECIFICATIONS

THEORETICAL INSTALLATION
CELLS WITH LATENT DRY-ICE = 0.40 (maximum 0.50)
CELLS WITHOUT LATENT DRY-ICE = 0.31
CELLS ABOVE GRADE = 0.19-0.50
BURIEDMENT WALLS = 0.17-0.50
ECCD OF ALUM = 2" (maximum 3")
ECCD OF ALUM = 0.10

RECOMMEND A DOOR
DOOR = 0.50 (maximum 0.65) DOOR
W/ LATENT DRY-ICE = 0.30 (maximum 0.40)
W/OUT LATENT DRY-ICE = 0.20 (maximum 0.30)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A WALL
WALL = 0.10 (maximum 0.20) WALL
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A FLOOR
FLOOR = 0.10 (maximum 0.20) FLOOR
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A CEILING
CEILING = 0.10 (maximum 0.20) CEILING
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A ROOF
ROOF = 0.10 (maximum 0.20) ROOF
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A BASEMENT
BASEMENT = 0.10 (maximum 0.20) BASEMENT
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A ATTIC
ATTIC = 0.10 (maximum 0.20) ATTIC
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A GARAGE
GARAGE = 0.10 (maximum 0.20) GARAGE
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A PORCH
PORCH = 0.10 (maximum 0.20) PORCH
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A DECK
DECK = 0.10 (maximum 0.20) DECK
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A PATIO
PATIO = 0.10 (maximum 0.20) PATIO
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A DRIVEWAY
DRIVEWAY = 0.10 (maximum 0.20) DRIVEWAY
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A WALKWAY
WALKWAY = 0.10 (maximum 0.20) WALKWAY
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A STAIR
STAIR = 0.10 (maximum 0.20) STAIR
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A BALCONY
BALCONY = 0.10 (maximum 0.20) BALCONY
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A TERRACE
TERRACE = 0.10 (maximum 0.20) TERRACE
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A GARDEN
GARDEN = 0.10 (maximum 0.20) GARDEN
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A LAWN
LAWN = 0.10 (maximum 0.20) LAWN
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A YARD
YARD = 0.10 (maximum 0.20) YARD
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A DRIVE
DRIVE = 0.10 (maximum 0.20) DRIVE
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A PARKING LOT
PARKING LOT = 0.10 (maximum 0.20) PARKING LOT
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A TRAIL
TRAIL = 0.10 (maximum 0.20) TRAIL
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A PATH
PATH = 0.10 (maximum 0.20) PATH
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A BRIDGE
BRIDGE = 0.10 (maximum 0.20) BRIDGE
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A TUNNEL
TUNNEL = 0.10 (maximum 0.20) TUNNEL
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A UNDERPASS
UNDERPASS = 0.10 (maximum 0.20) UNDERPASS
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A OVERPASS
OVERPASS = 0.10 (maximum 0.20) OVERPASS
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A VIADUCT
VIADUCT = 0.10 (maximum 0.20) VIADUCT
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A TRESTLE
TRESTLE = 0.10 (maximum 0.20) TRESTLE
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A GALLERY
GALLERY = 0.10 (maximum 0.20) GALLERY
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A MUSEUM
MUSEUM = 0.10 (maximum 0.20) MUSEUM
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A THEATRE
THEATRE = 0.10 (maximum 0.20) THEATRE
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A CONCERT HALL
CONCERT HALL = 0.10 (maximum 0.20) CONCERT HALL
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A BALLROOM
BALLROOM = 0.10 (maximum 0.20) BALLROOM
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A BANQUET HALL
BANQUET HALL = 0.10 (maximum 0.20) BANQUET HALL
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A RECEPTION HALL
RECEPTION HALL = 0.10 (maximum 0.20) RECEPTION HALL
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A CONFERENCE ROOM
CONFERENCE ROOM = 0.10 (maximum 0.20) CONFERENCE ROOM
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A BOARD ROOM
BOARD ROOM = 0.10 (maximum 0.20) BOARD ROOM
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A OFFICE
OFFICE = 0.10 (maximum 0.20) OFFICE
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A LAB
LAB = 0.10 (maximum 0.20) LAB
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A STORAGE ROOM
STORAGE ROOM = 0.10 (maximum 0.20) STORAGE ROOM
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A WAREHOUSE
WAREHOUSE = 0.10 (maximum 0.20) WAREHOUSE
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A FACTORY
FACTORY = 0.10 (maximum 0.20) FACTORY
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A MILL
MILL = 0.10 (maximum 0.20) MILL
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A POWER PLANT
POWER PLANT = 0.10 (maximum 0.20) POWER PLANT
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A WASTE TREATMENT PLANT
WASTE TREATMENT PLANT = 0.10 (maximum 0.20) WASTE TREATMENT PLANT
W/ LATENT DRY-ICE = 0.10 (maximum 0.20)
W/OUT LATENT DRY-ICE = 0.10 (maximum 0.20)

RECOMMEND A WATER TREATMENT PLANT<

ELECTRICAL SCHEDULE

1. ☐ YES ☐ NO
 2. ☐ YES ☐ NO
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 4. ☐ YES ☐ NO
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 100. ☐ YES ☐ NO

$$\Delta_{\text{max}}^{\text{H}} = 1.5$$

EXTRACTS: 100 mg/ml and 100 mg/ml of extract were used in the study. The extract was used in the study.

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ELECTRICAL SCHE

Nu Dimension
DESIGN AND CRAFTING
www.nu4design.com

FOR BUILDING PERMIT
STRENGTHEN & REINFORCE

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NOTES ON CONTRIBUTORS

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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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[illegible]PROJECT:
LAKEVIEW POND#3 STAGE 2

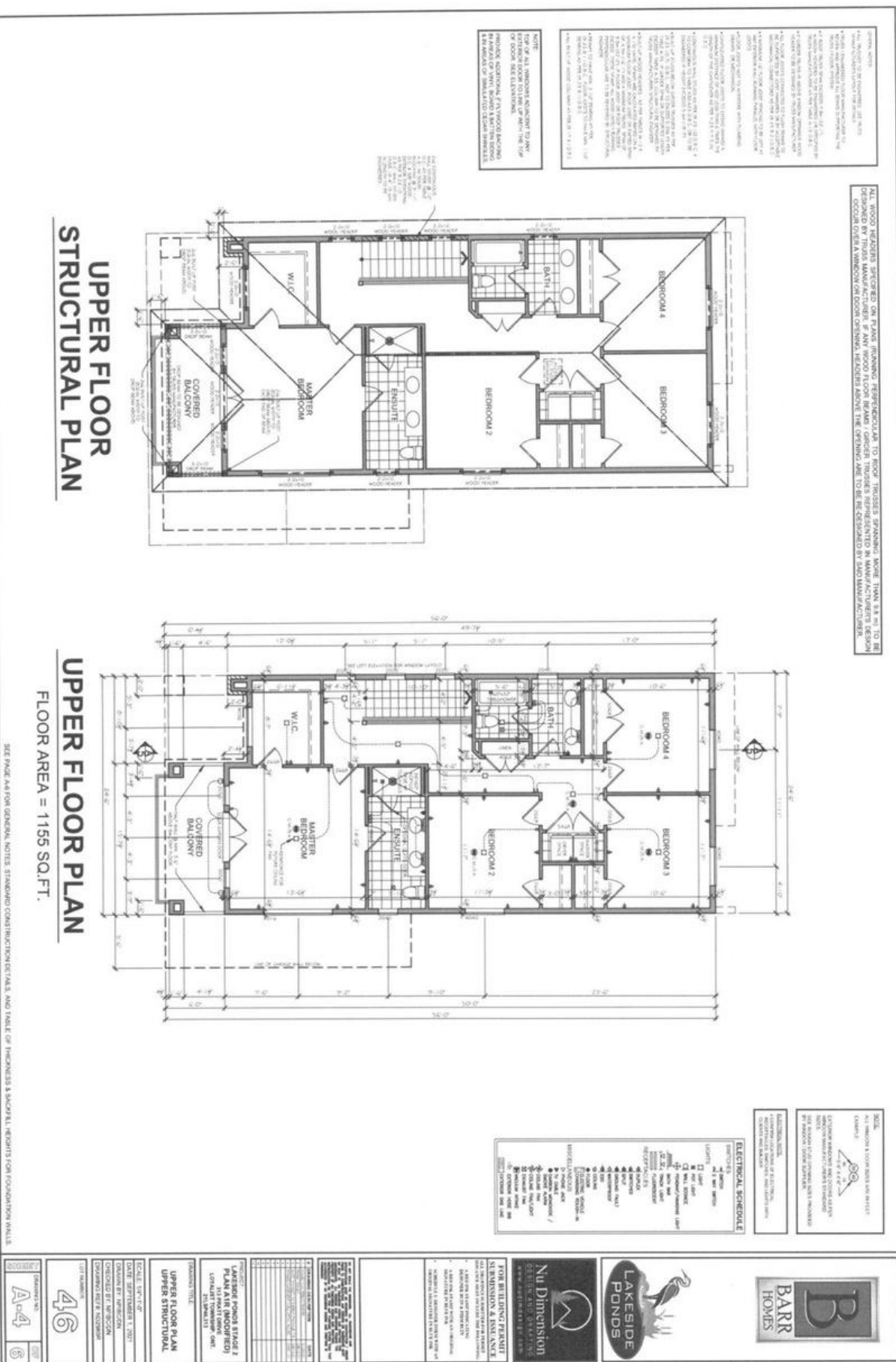
215 SPAN 113

MAIN FLOOR PLAN
MAIN STRUCTURAL

DATE: SEPTEMBER 1, 2001

CONTINUED FROM PAGE 102

A & S



Quick Facts

- 📍 Address: 313 Pratt Drive, Amherstview
- 🛏 Main Home: 4 Bedrooms | 🚿 2.5 Bathrooms
- 🛏 Legal Apartment: 1 Bedroom | 🚿 1 Bathroom
- 📐 Finished Square Footage: Approx. [1988 - 789]
- 🚗 Double Garage + Driveway
- 🏠 Built: 2022 | Tarion Warranty Remaining
- 🔌 Separate Utilities & Laundry for Both Units
- 🌿 Lot Backs Onto Greenspace
- 💡 Upgraded Finishes Throughout
- 💰 Investment Potential