



# **Great Investment Opportunity**

## **Listed at: \$875,000**

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

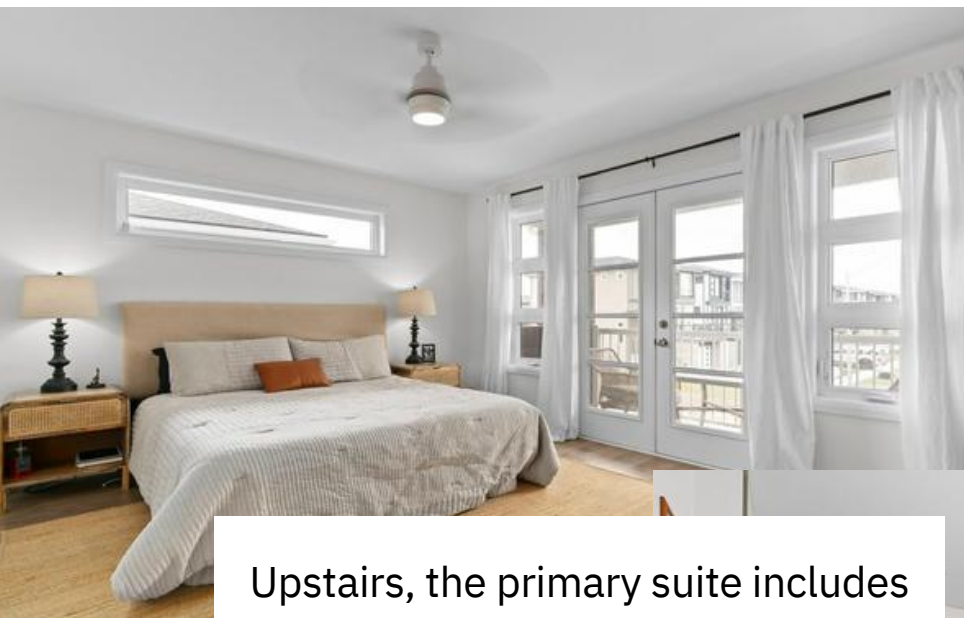
**Modern Living Meets Income  
Potential**



## 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

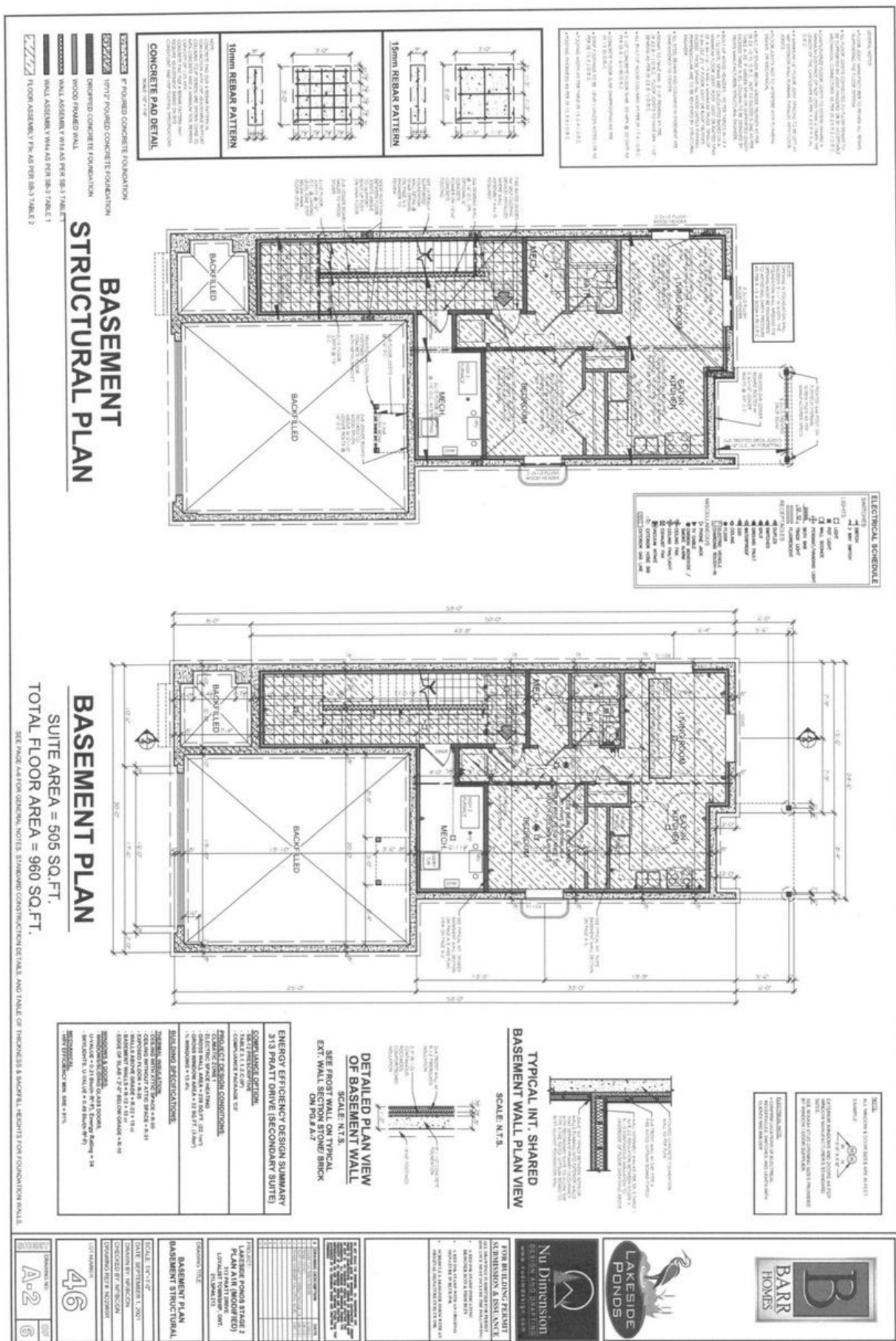
Set on a premium lot backing onto greenspace, this home offers privacy and a peaceful backdrop—no rear neighbours. A double garage adds convenience and paved driveway provide ample parking.

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







and could be slightly changed. KE

WOOD FRAMED WALL  
WOOD FRAMED MECHANICAL WALL

# MAIN FLOOR STRUCTURAL PLAN

# MAIN FLOOR PLAN

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

SEE PLAN FOR GENERAL NOTES, STANDARD CONSTRUCTION DETAILS, AND TABLE OF FINISHES & MATERIALS. REPORTS FOR FOUNDATION WALLS.

### ENERGY EFFICIENCY DESIGN SUMMARY

313 PRATT DRIVE (PRIMARY RES.)

DATE: 11/11/2017  
DESIGNER: [Redacted]

PROJECT: 313 PRATT DRIVE (PRIMARY RES.)  
SHEET: 1 OF 1  
SCALE: 1/8" = 1'-0"

DESIGNER: [Redacted]  
CHECKED: [Redacted]  
DATE: 11/11/2017

### STANDARD FIREPLACE FRAMING DETAIL

SCALE: 1/2" = 1'-0"

### ELECTRICAL SCHEDULE

SYMBOL	DESCRIPTION
1	120V 15A BRN
2	120V 20A BRN
3	120V 30A BRN
4	120V 40A BRN
5	120V 50A BRN
6	120V 60A BRN
7	120V 75A BRN
8	120V 100A BRN
9	120V 125A BRN
10	120V 150A BRN
11	120V 200A BRN
12	120V 250A BRN
13	120V 300A BRN
14	120V 350A BRN
15	120V 400A BRN
16	120V 450A BRN
17	120V 500A BRN
18	120V 550A BRN
19	120V 600A BRN
20	120V 650A BRN
21	120V 700A BRN
22	120V 750A BRN
23	120V 800A BRN
24	120V 850A BRN
25	120V 900A BRN
26	120V 950A BRN
27	120V 1000A BRN

### FOR BUILDING PERMIT

NO DIMENSION  
PLAN & SECTION

DATE: 11/11/2017  
DESIGNER: [Redacted]

### MAIN FLOOR PLAN

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### MAIN FLOOR PLAN

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### MAIN FLOOR PLAN

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BUYERS INITIALS: KE

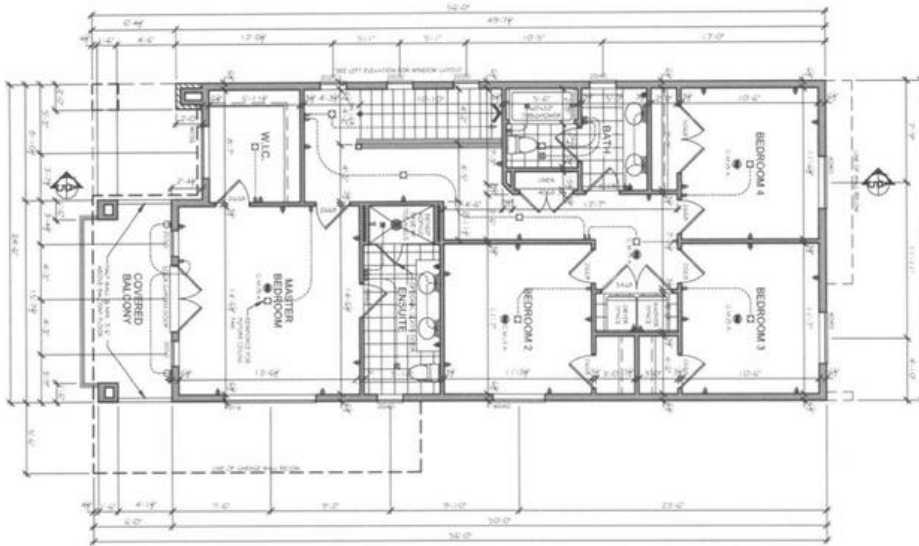
SELLERS INITIALS: [Redacted]

14C



**UPPER FLOOR PLAN**  
FLOOR AREA = 1155 SQ.FT.

FLOOR AREA = 1155 SQ.FT.

[illegible]

ALL WOOD HEADERS SPECIFIED ON PLANS (INCLUDING PERPENDICULAR TO ROOF TRUSSES SPANNING MORE THAN 9.8 m) TO BE DETERMINED BY TRUSS MANUFACTURER. IF ANY WOOD FLOOR BEAMS / GIRDERS TRUSSES REPRESENTED IN MANUFACTURER'S DESIGN OCCUR OVER A WINDOW OR DOOR OPENING, THE OPENING ARE TO BE RE-DESIGNED BY SAID MANUFACTURER.

[illegible]

**ELECTRICAL SCHEMATIC**

PARTY #1:

1. ☐ 1st floor service

2. ☐ 2nd floor service

3. ☐ 3rd floor service

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192. ☐ 192nd floor service

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195. ☐ 195th floor service

SEE PAGE A-6 FOR GENERAL NOTES, STANDARD CONSTRUCTION DETAILS, AND TABLE OF THICKNESS & BACKFILL HEIGHTS FOR FOUNDATION WALLS

[illegible]

## 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