



**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



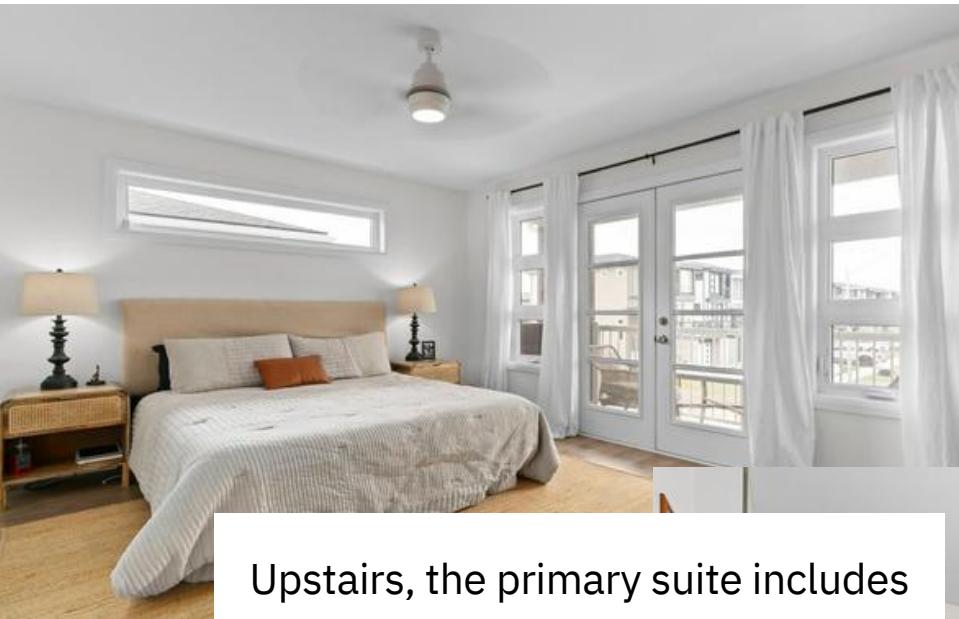
40' x 104'  
Lot Size

## Modern Living Meets Income Potential

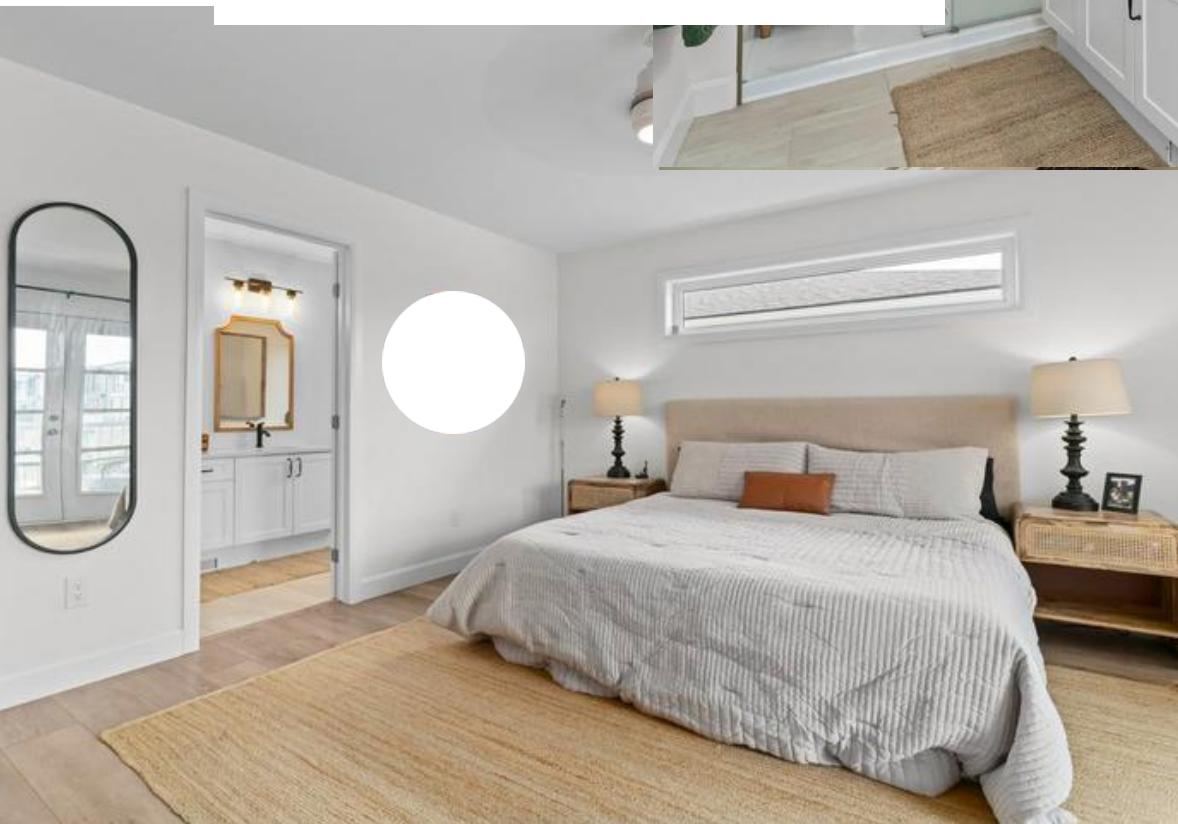
## Bright, Open, and Upgraded

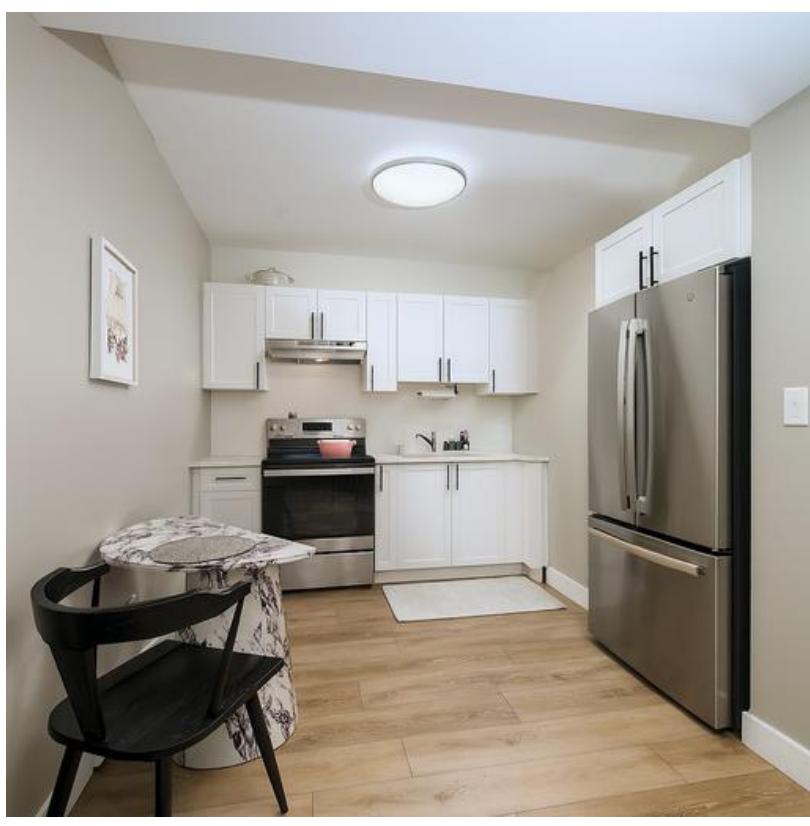
The main home features 4 bedrooms and 2.5 bathrooms, with an open-concept layout that's perfect for both everyday life and entertaining. Enjoy 9-foot ceilings, large windows, and a kitchen equipped with quartz countertops and KitchenAid stainless steel appliances. From the dining area, step onto a generous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

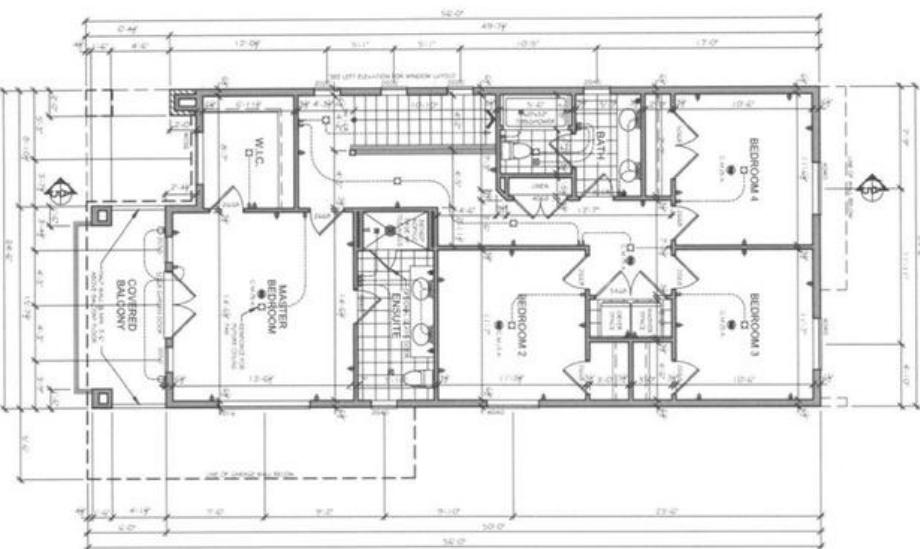






## UPPER FLOOR STRUCTURAL PLAN

FLOOR AREA = 1155 SQ.FT.  
UPPER FLOOR PLAN



SEE PAGE 4&6 FOR GENERAL NOTES, STANDARD CONSTRUCTION DETAILS, AND TABLE OF THICKNESS & SCAFFOLD HEIGHTS FOR FOUNDATION WALLS.

SECTION	DRAWING NO.	SCALE
STRUCTURAL	A-14	1/8"

46

BUYERS INITIALS KE St

SELLERS INITIALS

15

140

NOTES:

ALL WOOD BEAMS SPANNED ON PLANS RUNNING PERPENDICULAR TO ROOF TRUSSES SPANNING MORE THAN 8.8' M/T TO BE DESIGNED BY TRUSS MANUFACTURER.

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## 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