

FEATURE SHEET



19 GLEN LAWRENCE, KINGSTON

SPECTACULAR,
CONVERTED
LUXURY MANOR



Rare, Short-Stay Business and Property Opportunity

Exquisite turn-of-the-century mansion converted to 5 luxury suites

- **Address:** 19 Glen Lawrence Crescent (a.k.a. 8 Starr Place), Kingston, ON, K7L4V1
- **Building Size:** about 8,000 ft² (to be confirmed by buyer)
- C. 1817 mansion, 32 rooms, 5 autonomous suites
- **Lot Size:** 1.34 acres (58,631 ft² = 5,447 m²)
- **Zoned:** R1-1 (use permitted by letter from municipality)
- Very profitable business, high occupancy rate, online booking calendar, self-check-in, air/con throughout
- **Extensive list of chattels**
- Modern electrics, plumbing, appliances, etc.
- **Price: \$2,250,000** (6+ cap rate) incl: land, building, short-stay business, website, chattels and guest list

Please contact:

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LUXURIOUS, SPLENDOR, ELEGANCE, AMBIANCE ... ESCAPE ...

Amenities Include:

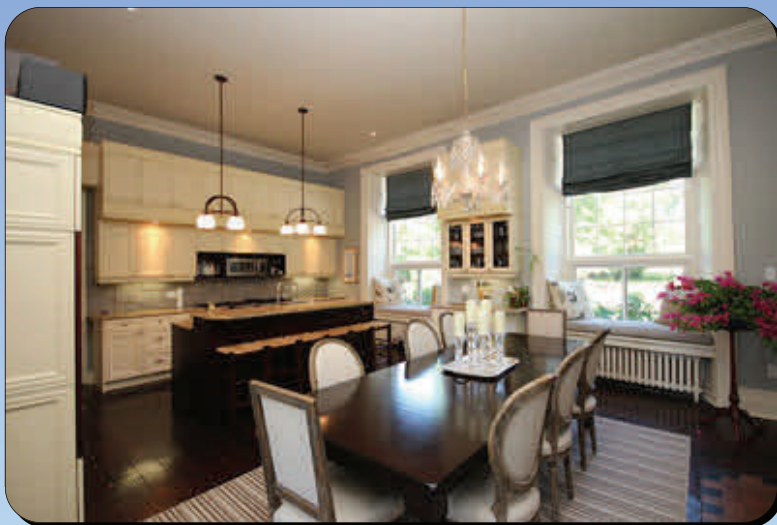
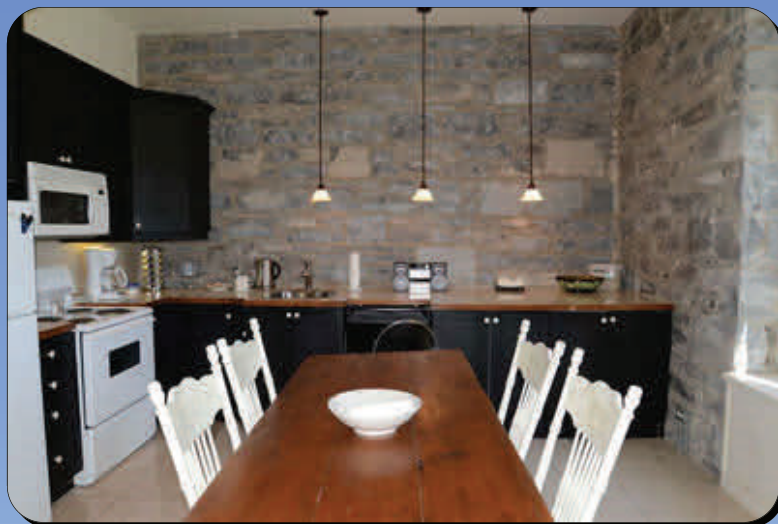
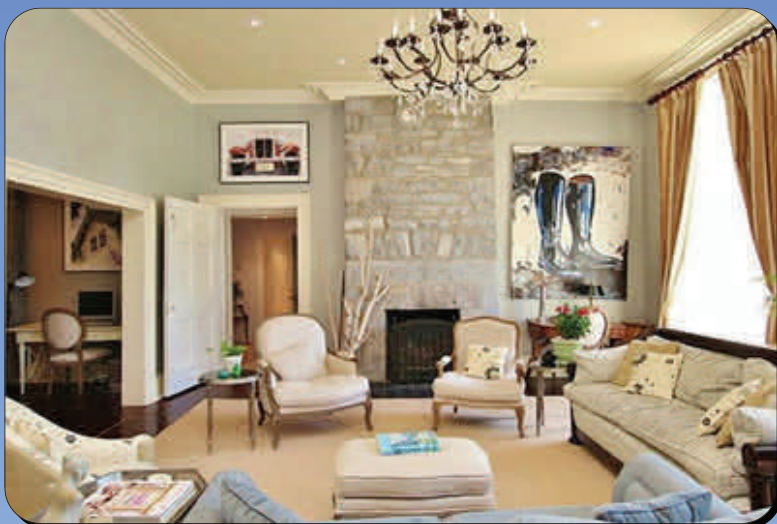
- 5 suites with separate entrances
- 32 rooms, each custom-designed and lavishly decorated
- Each suite is self-contained, guest buys only groceries — complete kitchen, dishwasher, clothes washer/dryer, WiFi, flat screen TV with digital cable, some Jacuzzi /whirlpools.
- Cathedral (12-foot) ceilings
- Fireplaces
- Every suite is climate-controlled
- Sauna
- Heated marble floors
- Investment property or live in one luxurious suite as owner-operator
- Or convert back to single family estate home
- Or convert back to multi-residential investment property
- Minutes to downtown Kingston
- Private phones, free long distance
- Private balcony, patio or deck
- Existing manager, matron, and booker/marketer staff will consider staying on



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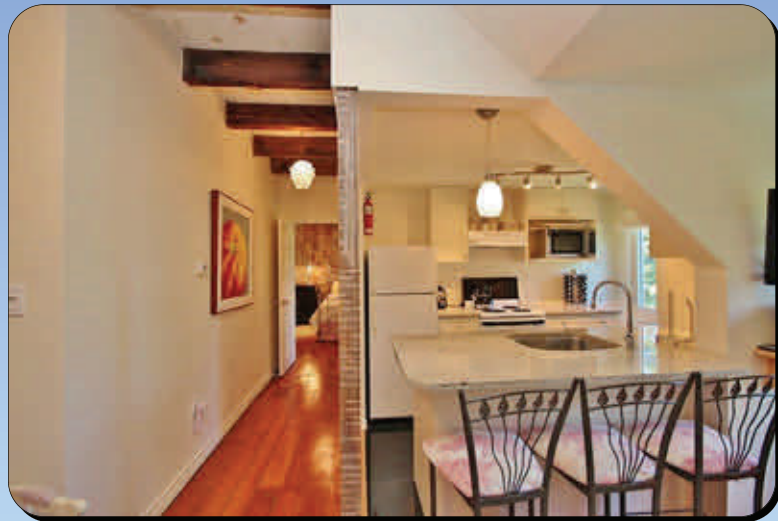
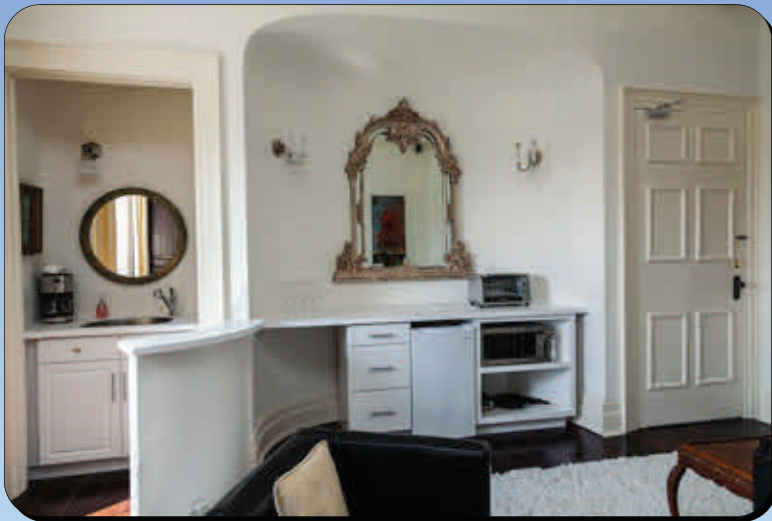
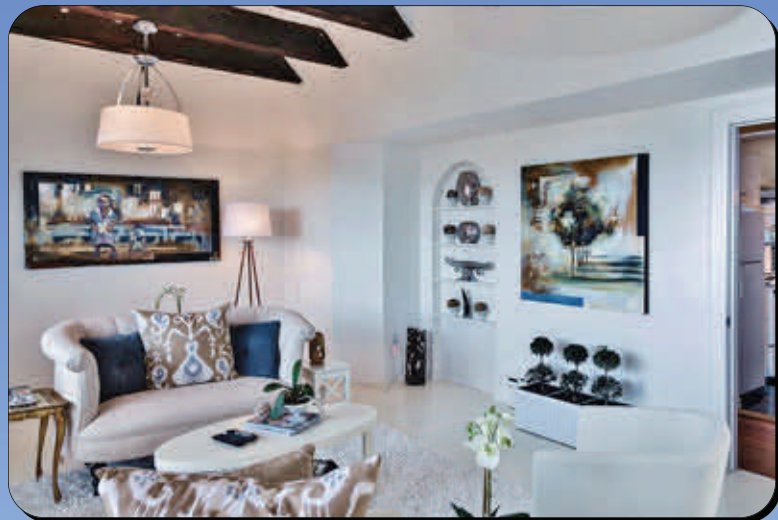
CUSTOM DESIGNS, ORIGINAL STONEMWORK, CRAFTSMANSHIP ...



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CATHEDRAL CEILINGS, TWO-STOREY SUITES, HEATED FLOORS ...

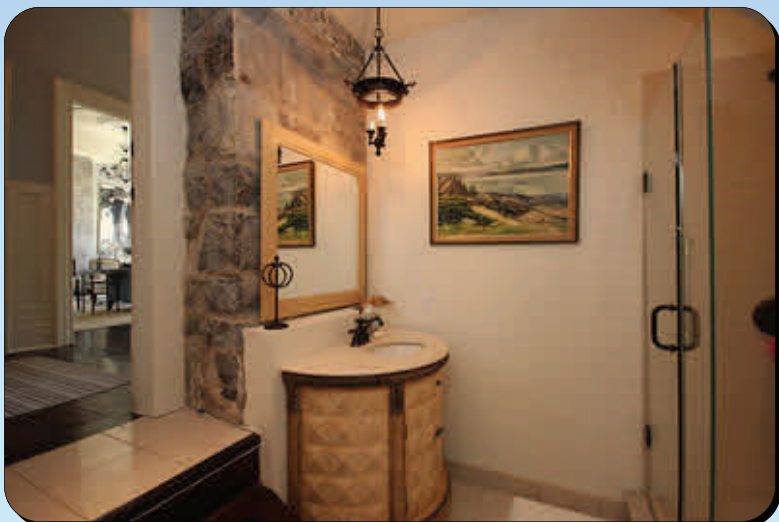
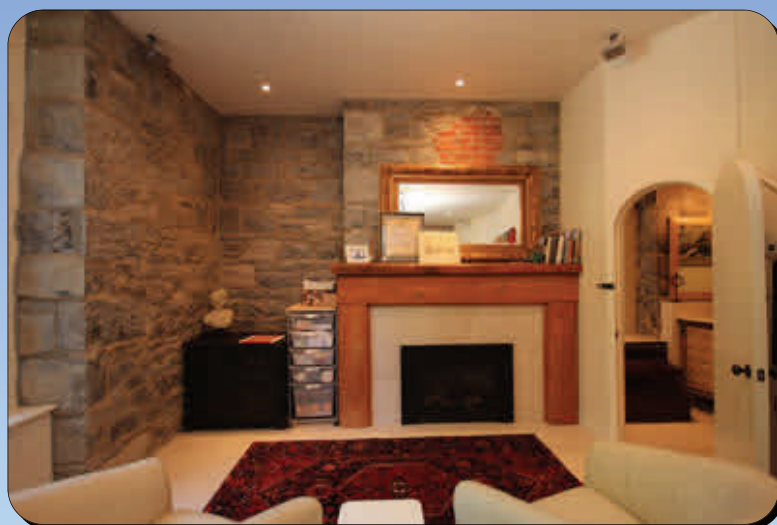


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AZTECH
REALTY INC.
BROKERAGE

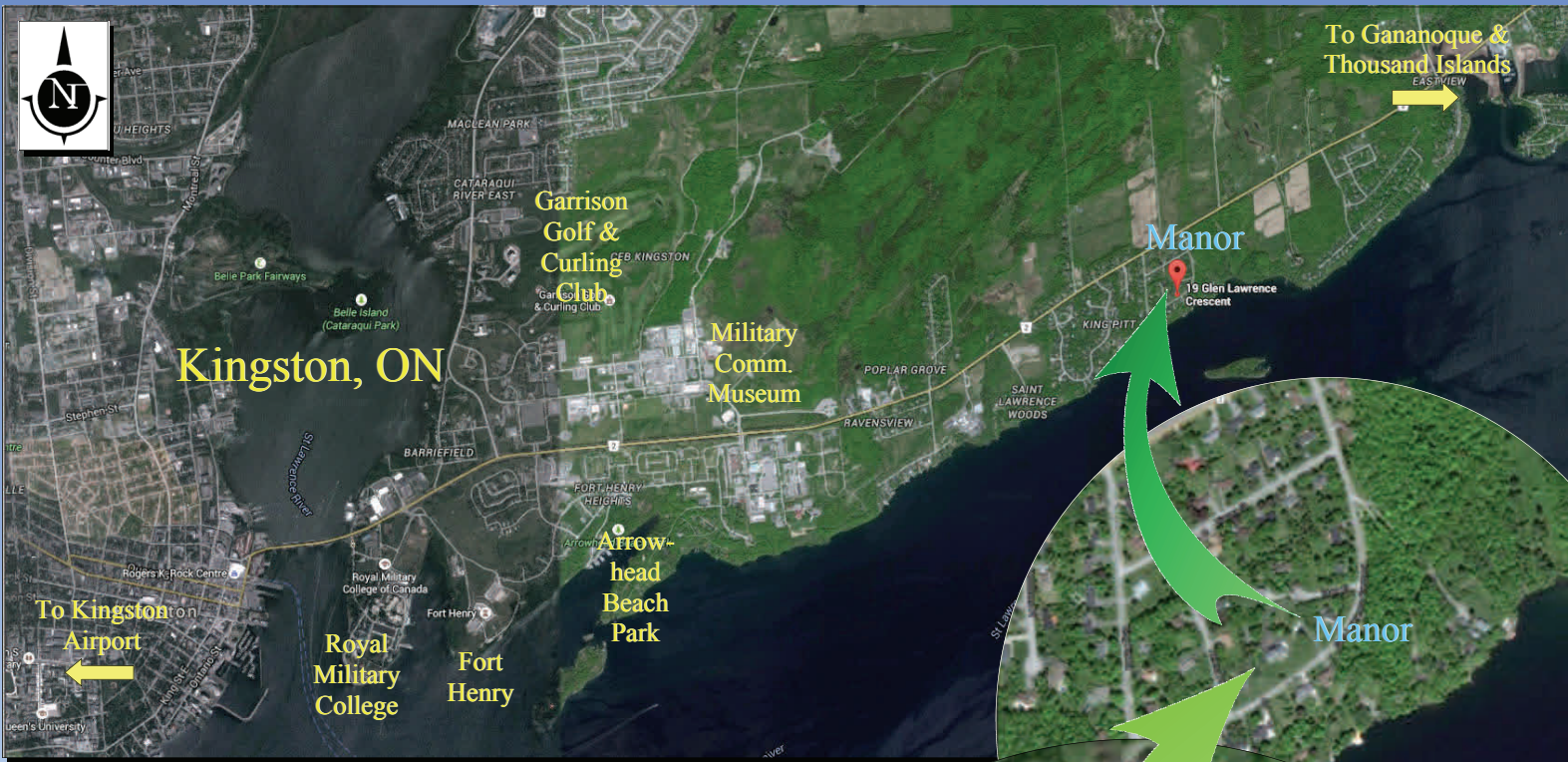
BEAUTIFULLY APPOINTED, HISTORIC, VIBRANT LANDSCAPE ...



FEATURE SHEET



... CLOSE ENOUGH AND YET FAR ENOUGH AWAY ...



Distances

- 4.1 km (4 min.) to Glen Lawrence Golf Course
- 4.6 km (8 min.) to Garrison Golf & Curling Club
- 5.0 km to Arrowhead Beach Park
- 6.0 km (10 min.) to Fort Henry
- 7.5 km to downtown Kingston
- 11.4 km to Thousand Islands
- 17.1 km (25 min.) to Kingston Airport
- 22.7 (18 min.) to Gananoque

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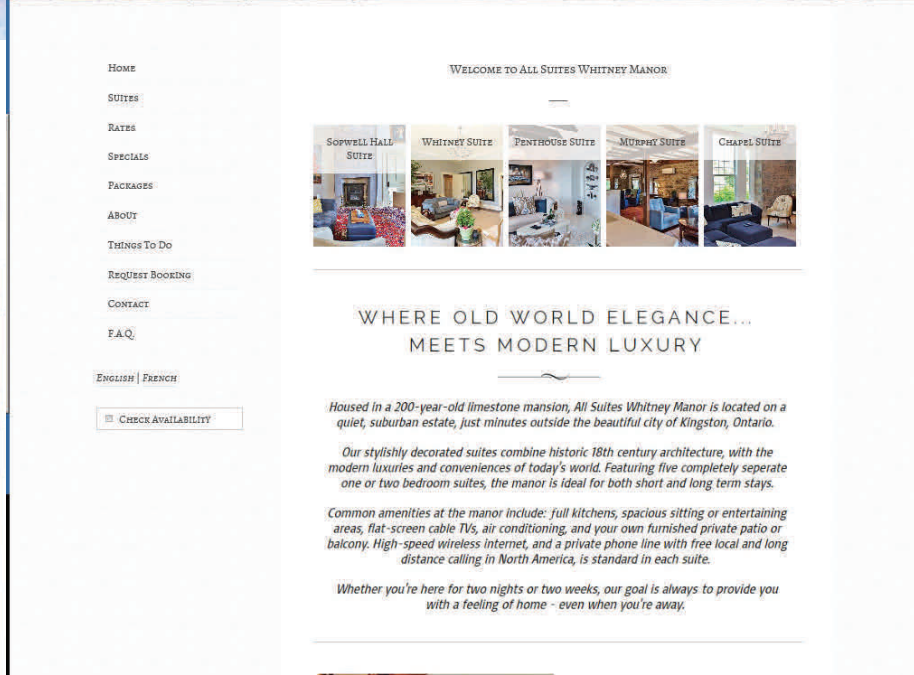
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WEBSITE & ONLINE BOOKING ... AND A SHORT HISTORY

A BRIEF HISTORY: Captain Mackenzie of the British navy was the captain of the first cargo ship to sail up the St. Lawrence River. He built the manor in 1817 based on a smaller version of the original design of the famous Sopwell House in England. The manor was



BOOKING CALENDAR

August 2015

today < >

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26 chapel booked	27 penthouse booked	28 murphy booked	29 murphy booked	30 sopwell booked	31 chapel booked	1 penthouse booked
2 penthouse booked	3 murphy booked sopwell booked	4 whitney booked	5 chapel booked	6 sopwell booked whitney booked penthouse booked	7 chapel booked	8 murphy booked
9 chapel booked sopwell booked penthouse booked murphy booked	10 sopwell booked	11 chapel booked	12 chapel booked	13 chapel booked	14 whitney booked sopwell booked murphy booked	15 chapel booked
16 chapel booked penthouse booked whitney booked	17 chapel booked	18 chapel booked	19 chapel booked	20 chapel booked	21 whitney booked murphy booked	22 whitney booked murphy booked
23 whitney booked murphy booked	24 chapel booked	25 chapel booked	26 chapel booked	27 chapel booked	28 chapel booked	29 chapel booked
30 chapel booked	31 whitney booked	1 chapel booked	2 chapel booked	3 chapel booked	4 chapel booked	5 sopwell booked

BOOK SUITE NOW

purchased about fifty years ago by the current owner's grandparents who rented it out as a six separate traditional apartments. The owner's family occupied a portion of it for eleven years and continued to rent rooms for short to long term stays before eventually deciding to convert the six separate apartments into five uniquely designed suites, each with its own character, ambiance and aesthetic.

