



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at www.gogordons.com to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Welcome to 3375 Orser Road in Elginburg. This charming bungalow with an attached double-car garage offers the perfect blend of rural tranquility and functional living.

As you step inside, you'll be greeted by a bright and airy living room featuring a large bay window that bathes the space in natural light. The adjacent dining area flows into a cozy sunroom that opens onto a private deck, perfect for enjoying your morning coffee or unwinding while taking in the peaceful views of the surrounding nature. The main level also includes three bedrooms and a four-piece bathroom.

The basement, accessible via a split rear entrance, offers flexibility with the potential for an in-law suite. This level includes an additional bedroom, a spacious family room, a workshop area, and a combined laundry and utility room. The convenient walk-up access further enhances the possibilities for separate living arrangements.

Whether you're searching for a spacious family home or exploring options for multi-generational living, this inviting property presents a rare and versatile opportunity. Set on a sprawling 84-acre lot it offers the perfect blend of peaceful rural living with convenient access to city amenities. The expansive lot provides endless possibilities for outdoor recreation, gardening, or simply soaking in the quiet charm of the countryside. Nature lovers will especially appreciate the abutting K and P Trail, offering access to hiking, biking, and more.

Don't miss your chance to own this unique slice of rural paradise.

Property Details

ADDRESS: 3375 ORSER RD, Elginburg, On, K0H1M0

TYPE: Single- Family Detached

LEGAL DESCRIPTION: PT LT 1 CON 7 KINGSTON AS IN FR283969
(PCL 1) LYING N OF 13R405 EXCEPT FR119522; DESCRIPTION MAY NOT
BE ACCEPTABLE IN FUTURE AS IN FR283969; KINGSTON

SQ. FT:	1,323' above grade, 1,167' below grade (MPAC)
BEDROOMS:	3; Main level
BATHS:	1; 4-piece main level
LAUNDRY:	Basement
BASEMENT:	Partially finished, walk up, updated flooring, drywall, trim paint (Mar 2022)
AGE:	1960 (65 years)
ELECTRICAL:	100-amp breaker panel (2015)
ROOF:	Asphalt shingles on main house, metal on rear addition
FOUNDATION:	Concrete block
FLOORS:	Original hardwood, laminate, tile, vinyl, cement,
CEILINGS:	Drywall, decorative stucco
WINDOWS:	Vinyl
EXTERIOR:	Brick, stone front, vinyl siding
INTERIOR:	Drywall, panelling, wallpaper, copper plumbing upgraded to PVC piping (Mar 2022)
PARKING:	Double wide paved driveway (2016), 4 cars
GARAGE:	Double wide, 3 exits,

LOT SIZE:	716.97' x 2823.46' - 84.014 (Geowarehouse)
ZONING:	A2 (EPA)
TAXES:	\$4,163.73 (2024)
ROLL #:	101108023012100 & 101108023011900
PIN #:	361330406
HEATING:	Hot water radiant heat
FIREPLACE(s):	2; 1- main level, 1 - basement wood burning.
COSTS:	Propane \$4019.46/yr Hydro \$ 61.12/mth
COOLING:	None
RENTALS:	None
WATER:	Private well
WASTE:	Private septic
HOME INSPECTION:	Available at www.gogordons.com
LOT DESCRIPTION:	Open fields, no rear neighbors, barns, mature trees, abuts K and P trail.
CHATELS INCLUDED:	Fridge, Stove, dishwasher, washer, dryer, chest freezer (all as is condition)
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

- Full Home, Septic, Well Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans & Virtual Tour