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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](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

Welcome to this lovely end-unit townhouse bungalow located in the highly sought-after Settler's Ridge community. This exceptional home backs onto a walking trail and greenspace. The open-concept layout seamlessly integrates the living, dining, and kitchen areas, creating a spacious and inviting atmosphere perfect for entertaining. The kitchen boasts elegant quartz countertops and a generous pantry, while sliding doors lead from the living room to an elevated rear deck, offering unobstructed views of the picturesque surroundings.

The primary bedroom is a true retreat, featuring a luxurious ensuite bathroom complete with a soothing soaker tub and separate shower, perfect for unwinding the way you want after a long day. The second bedroom, designed with versatility in mind, includes pocket doors and a walk-in closet, making it ideal for use as a home office or den. The fully finished walkout basement expands your living space with a cozy rec room highlighted by a gas fireplace, an additional bedroom, and a full bathroom. Walk-out access leads to the fully fenced backyard patio, providing a private outdoor oasis for relaxation and entertaining.

Convenience and comfort are at the forefront of this home's design, with features such as an irrigation system, central vacuum, and an attached garage equipped with built-in shelving and a garden shed. Whether you're enjoying the peaceful views from your elevated deck or making the most of the versatile living spaces, this home offers a perfect blend of modern amenities and natural beauty. Don't miss the opportunity to make this exceptional property your new home in Settler's Ridge.

# Property Details

**ADDRESS:** 25 Hanover Court, Belleville K8N 0B3

**TYPE:** Townhouse bungalow

**LEGAL DESCRIPTION:** PT BLK 6 PL 21M250 PT 1 21R23821;  
THURLOW; BELLEVILLE; COUNTY OF HASTINGS

SQ. FT:	1,232 +/- sq. ft.
BEDROOMS:	2 + 1
BATHS:	3; 1-4pc ensuite with soaker tub and separate shower, 1-2pc main and 1-3pc basement
LAUNDRY:	Basement
BASEMENT:	Full, finished walkout with bedroom 3pc bath and rec room with gas fireplace
AGE:	2012 (14 years old per Geowarehouse)
ELECTRICAL:	200 amp panel
ROOF:	Asphalt shingles
FOUNDATION:	Poured concrete
INTERIOR:	Vinyl windows, drywall, central vac, carpet, pocket doors, ceramic and laminate flooring
EXTERIOR:	Stone and brick, covered front porch and rear deck
PARKING:	Paved double wide drive, space for 3 vehicles
GARAGE:	Attached, fully insulated single car garage with built in shelves and EGDO
LOT SIZE:	27.93' x 92.93' (irregular) Measurements taken from Geowarehouse.
ZONING:	R4-2 Residential Zone
TAXES:	\$4,142 (2024)

ANNUAL COSTS:	Hydro \$1,129, Enbridge \$1,137, Utilities \$1,126
ROLL #:	120810002502642
PIN #:	404310519
HEATING:	Forced air gas furnace with HRV system
COOLING:	Central AC system
RENTALS:	Hot water heater (Enercare \$483)
WATER:	Municipal
WASTE:	Sewers
LOT DESCRIPTION:	Sloped with garden shed, fully fenced back yard, irrigation system and raised flower gardens
CHATELS INCLUDED:	Built in dishwasher, fridge, stove, microwave, washer and dryer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

**NOTE:** The raised flower garden at the front of the house has been built out to the lot line.

## Visit Website:

- Home Inspection Report
- Zoning Provisions
- Property Video
- Schedule B
- Floor Plans + Virtual Tour