



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

Thank you for your interest in this property.

# Property Information

Driving into this great property you can't help but fall for this little piece of heaven in the country. This is great for a family that likes the outdoors or a retired couple looking for peace and quiet. This 4.2-acre property is located in Ardoch close to 5 different bodies of water and the Mississippi River so I hope you like boating and fishing!

This is a lovely three-bedroom log style home that has that quaint cottage feel. On the main level you will find large windows, 2 bedrooms and a great enclosed 3 season sunroom. The bright kitchen and living room are open concept which is great for entertaining and spending time with family.

The basement is mostly finished with a third bedroom and a well-sized family room. A wood burning stove will keep you cozy all winter long.

The lovely property has some great gardens that just need a green thumb to tend to them. The large double garage also has a great workshop space for that that handy person. One amazing extra is the spring that is just a very short walk down the road. This spring is the real deal.

# Property Details

**ADDRESS:** 3091 River Rd Ardoch Ontario K0H 1C0

**TYPE:** 301 - Single-family detached (not on water)

**LEGAL DESCRIPTION:** PT LT 26-27 CON 4 CLARENDON  
PT 1 & 2, 13R8012 & PT 2, 13R8444; NORTH  
FRONTENAC

SQ. FT:	890 +/- sq. ft. Total Exterior Floor Area
BEDROOMS:	2 Bedrooms Main Level, 1 Bedroom Basement
BATHS:	1 4PC Bathroom Main Level,
LAUNDRY:	Basement
BASEMENT:	Full Basement, Partially Finished, Walkout from Basement
AGE:	1988 25 Years
ELECTRICAL:	200AMP Breakers
ROOF:	Metal
FOUNDATION:	Poured Concrete and masonry
FLOORS:	Wood Concrete Vinyl
CEILINGS:	Wood
WINDOWS:	Vinyl
EXTERIOR:	Wood, Metal, Aluminum eaves
PARKING:	New paved Parking and Driveway 6 Cars
GARAGE:	Detached double Garage with workshop
LOT SIZE:	466.64 SQFT X 580 SQFT 4.24 Acres
OUTBUILDINGS:	Shed and Garage

ZONING:	RU – Rural Zone
TAXES:	\$1,443.41 (Total)
ROLL #:	104206002003610
PIN #:	361880265
HEATING:	Force Air Oil, Baseboard (not really used)
FIREPLACE:	Basement Woodburning stove
COOLING:	Air Conditioning
RENTALS:	None
WATER:	Drilled Well
WASTE:	Septic
LOT DESCRIPTION:	Mostly flat some hills, private surrounded by forest.
CHATELS INCLUDED:	Fridge, Bar Fridge, Freezer Stove Washer Dryer Microwave
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Flexible

## Visit Website:

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