



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

Nestled down a winding tree lined drive along a quiet country road is where you will discover 390 Back Street.

A charming three-bedroom home sitting on just over 46 acres!

Featuring a mix of hardwood and wide plank pine flooring throughout, an open concept kitchen and living room with cozy wood burning fireplace and a separate formal dining room. The primary bedroom is conveniently located on the main level with a large walk-in closet and attached bathroom with corner soaker tub and separate shower enclosure.

Lovely features including a double height foyer with cathedral ceilings, French doors, and a second floor with two generously sized bedrooms tucked into the eaves, each with dormer windows and another full family bathroom.

The full basement is unfinished and mostly open spanned and ready for your personalized future use.

Offering all the privacy and tranquility you can desire while still being close to Hwy 15, the village of Seeley's Bay and just a short drive to Kingston and Gananoque.

Approximately 40 tile-drained sandy loam acres are rented to a farmer who accesses the property through another field off Lyndhurst Road. The rent in 2021 was \$3,600. The Buyer agrees to allow the farmer access to the fields to maintain and harvest crops through the 2022 season.

# Property Details

**ADDRESS:** 390 Back St Seeley's Bay, K0H 2N0

**TYPE:** Detached home

**LEGAL DESCRIPTION:** PT LT 14 CON 9 LEEDS PT 3  
28R8192; T/W LR247186; LEEDS/THOUSAND ISLANDS

SQ. FT:	2,352 +/- sq. ft.
BEDROOMS:	3
BATHS:	3; 1-2pc main, 1-4pc ensuite with soaker tub and separate shower, and 1-4pc main
LAUNDRY:	Main floor laundry room
BASEMENT:	Full, unfinished with sump pump
AGE:	1994 (28 years old)
ELECTRICAL:	200 amp panel
ROOF:	Asphalt shingles (2009)
FOUNDATION:	Poured concrete
FLOORS:	Hardwood, pine and ceramic
INTERIOR:	Drywall with cathedral ceilings, crown mouldings and a central vac system
WINDOWS:	Vinyl, dormer style windows
EXTERIOR:	Wood and stone siding with rear sundeck
PARKING:	Single wide gravel drive, parking for 10+ vehicles
GARAGE:	Attached 2 car garage fully finished with inside entry, loft storage and access to front yard
LOT SIZE:	544.26' x irregular (46.36 acres)
ZONING:	RU - Rural Zone
TAXES:	\$3,134 (2021)
ROLL #:	081281603008000

PIN #:	442330187
HEATING:	Forced air propane furnace
ANNUAL COSTS:	Propane \$3,119 Hydro \$914
FIREPLACE:	Wood fireplace in living room thermostatically controlled and interconnected to the furnace duct work
COOLING:	Central AC
RENTALS:	Propane tanks
WATER:	Private well
WASTE:	Septic system
LOT DESCRIPTION:	Gently rolling grounds with tillable land, open spaces and treed areas
FARMED LAND:	40 +/- acres tile drained farmed by local farmer. Rent was \$3,600 in 2021. Crops rotate between soya beans and corn. Buyer will allow access to the farmer for 2022 season and agrees the farmer will tend to the land and take his crops.
EASEMENT:	Details to be provided
CHATELS INCLUDED:	Fridge, stove, dishwasher, washer, dryer and TV antenna
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$50,000
SUGGESTED CLOSING:	30 days

## Visit Website:

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