



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

Welcome to 7 Sunset Crescent, a charming 3-bedroom, 1-bathroom red brick bungalow with timeless appeal.

Approximately 1,189 sq.ft. +/- and built in 1965, it has been meticulously maintained throughout the years. Its location is ideal, as it backs onto the Napanee fairground, while also being conveniently close to shopping, the hospital, and the heart of downtown.

Carpet free, the main level offers a functional layout with a large living room with a decorative fireplace, vinyl plank flooring (original hardwood beneath), an updated, eat-in kitchen with new countertops and 3 good sized bedrooms that share the 4-piece bathroom.

The unfinished basement is wide open with new windows and shutters and ready to be customized to your taste.

The oversized single car garage offers inside access along with a pedestrian door in front and a door to the back yard.

Situated on a beautiful 75'x100' lot, this property offers a comfortable and family-friendly lifestyle located in the lovely town of Napanee.

# Property Details

**ADDRESS:** 7 Sunset Crescent, Napanee, On K7R 2G5

**TYPE:** Detached Bungalow

**LEGAL DESCRIPTION:** LT 37 PL 405; GREATER NAPANEE

SQ. FT:	1,189 sq.ft. +/- as per floor plans provided (exterior measurements-above ground)
BEDROOMS:	3
BATHS:	1
LAUNDRY:	Basement
BASEMENT:	Full, unfinished
AGE:	1965 (58 years old)
ELECTRICAL:	100 amp (fuses)
ROOF:	Asphalt shingle (2014)
FOUNDATION:	Concrete block (waterproofed 2023 with Big O, dimple wrap and sump pump)
FLOORS:	Vinyl plank (hardwood underneath in most areas)
CEILINGS:	Textured, smooth
WINDOWS:	Vinyl 1992 (basement windows and shutters 2020)
EXTERIOR:	Brick
INTERIOR:	Drywall/plaster
PARKING:	Single wide asphalt driveway with space for 3 vehicles
GARAGE:	Attached single car garage with EGDO, inside entry, and exterior front and back door
LOT SIZE:	75' x 100'
ZONING:	R1

TAXES:	\$2,724.05
ROLL #:	112106002032000
PIN #:	450840077
HEATING:	Forced air gas (Enbridge \$1,435/year)
FIREPLACE:	Living room, (decorative-see WETT with home inspection)
COOLING:	Central air
RENTALS:	None
WATER/SEWER:	Municipal (\$803.93/year)
HOT WATER TANK:	Natural Gas (2022)
LOT DESCRIPTION:	Level, partially fenced
CHATELS INCLUDED:	Fridge, stove, washer, dryer, a/c, egdo HWT
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

## Visit Website:

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