



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 2562 Rutledge Road! This 4 level Side split was built in 1961 and offers 3+1 bedrooms and 2 bathrooms on approximately 90 beautiful acres!

The house will need extensive renovation, but the end result could be stunning on this beautiful piece of property!

The layout is functional with the ground level featuring an in-law suite with 3-piece ensuite bathroom, laundry room with access to a wood/storage shed and the back yard.

The main floor has a large living room with wood burning fireplace and an eat in kitchen with corner China cabinet.

On the 2nd floor you will find 3 good-sized bedrooms and a 4-piece bathroom with jetted tub.

The basement has a recreation room a plenty of storage in the utility room.

The private back yard leads to a large barn with an overhead door and a loft. There is also the potential to sever 2 additional lots (buyer to satisfy themselves).

Think of the privacy and all the options you have with this beautiful property which is just minutes from the village of Sydenham and only 30 minutes to downtown Kingston!

*Recent upgrades include a newer roof (2-3 years old), newer vinyl windows, septic system (2-3 years old), propane furnace (approx. 2 years old)

Property Details

ADDRESS: 2562 Rutledge Rd, Sydenham Rd ON K0H 1T0

TYPE: Detached 4 Level Side Split

LEGAL DESCRIPTION: PT LT 6 CON 5 LOUGHBOROUGH PT 1, 3 13R5399 EXCEPT PT 1 13R11496, PT 1-2 FR594087; S/T FR463152; SOUTH FRONTENAC

| | |
|---------------|---|
| SQ. FT: | 1571 +/- sq.ft. as per floor plans provided (interior measurements, above ground) |
| BEDROOMS: | 3+1: 3 Bedrooms on second level, 1 bedroom on ground level |
| BATHS: | 1-4 PC second floor, 1-3 PC ensuite (ground level) |
| LAUNDRY: | Ground floor |
| BASEMENT: | Partially finished with rec room and utility room |
| AGE: | Built 1961 (62 years old) |
| ELECTRICAL: | 100 AMP See Inspection |
| ROOF: | Asphalt shingles (2-3 years old +/-) |
| FOUNDATION: | Concrete Block |
| FLOORS: | Vinyl, hardwood, carpet, ceramic |
| CEILINGS: | Drywall, acoustic tile |
| WINDOWS: | Vinyl (newer) |
| EXTERIOR: | Brick and wood |
| PARKING: | 5+ Spaces |
| GARAGE: | None |
| LOT SIZE: | 88.8 Acres |
| OUTBUILDINGS: | Barn (approx. 35'x25') with loft & overhead door |
| ZONING: | RU |

| | |
|--------------------|--|
| TAXES: | \$2,337 (2023 calculated) |
| ROLL #: | 102904001012400 (farm without residence) 102904001012500 (single family home) |
| PIN #: | 362791286 |
| HEATING: | Forced Air Propane (approx. 2 years old) |
| FIREPLACE: | 2; 1 living room, 1 rec room, both wood burning (see Home Inspection, WETT) |
| COOLING: | Central air conditioning |
| RENTALS: | HWT-Reliance, Propane Tanks-Rosebush |
| WATER: | Drilled Well |
| WASTE: | Septic (Newer 2-3 years old) |
| LOT DESCRIPTION: | Level |
| CHATELS INCLUDED: | Fridge, stove, washer, dryer, window coverings, light fixtures |
| FIXTURES EXCLUDED: | None |
| SUGGESTED DEPOSIT: | \$20,000 |
| SUGGESTED CLOSING: | Immediate |

Visit Website:

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