



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

This classic red brick bungalow offers timeless charm with original details and a comfortable layout. The formal living room is bright and inviting, showcasing original hardwood floors that continue throughout much of the home. The galley-style kitchen with pantry reflects the home's vintage character, while the separate dining room, complete with patio doors, opens to a sunny south-facing deck—perfect for seamless indoor-outdoor living.

The home features two bedrooms, including a spacious primary with double closets and serene views of the backyard. Both bedrooms also enjoy the warmth of hardwood flooring, adding to the home's classic appeal. There is a finished rec. room in the basement with laminate flooring. With its practical floor plan and original features, this bungalow provides a solid foundation for personalization and modern updates.

Outdoor living is a highlight, with both a raised wood deck and a ground-level deck, enhanced by privacy screens, a metal gazebo, and a hot tub—all included with the home. A carport adds convenience, while the detached garage has been thoughtfully converted into a heated workshop with built-in shelving and a workbench, ideal for hobbies or projects. This property blends vintage charm with practical amenities, offering comfort and potential in a welcoming setting.

Property Details

ADDRESS: 11 Porter Avenue, Belleville

TYPE: Detached bungalow

LEGAL DESCRIPTION: PLAN 783 LOT 312 & PL LOT 313 S/S
PORTER AVE

SQ. FT:	1,120 +/- sq. ft. (MPAC)
BEDROOMS:	2
BATHS:	1-4pc main floor
LAUNDRY:	Basement laundry room
BASEMENT:	Partly finished with a rec room, storage area containing the sump pump, walk-up to side door, unfinished area with utilities and a workroom. The basement has been flood-proofed in the last 10 years with drainage installed and a new sump pump.
AGE:	1955 (70 years – MPAC)
ELECTRICAL:	Updated 100 amp panel with main floor wiring updated in the last 10 years.
ROOF:	Asphalt shingles, attic access via hallway
FOUNDATION:	Concrete block
INTERIOR:	Hardwood & laminate floors, French doors
EXTERIOR:	Brick
PARKING:	Paved drive, space for 3 vehicles
GARAGE:	Carport and detached single-car garage converted into a heated workshop (oil furnace, built-in workbench, hydro)
LOT SIZE:	60' x 100' (MPAC)

ZONING:	R1 - Residential
TAXES:	\$4,040 (2025)
ROLL # / PIN #	120802008015000 / 405070170
HEATING:	Forced air gas furnace (2020) with emergency furnace shut off added.
COOLING:	Central AC system
RENTALS:	Hot water tank \$33/month
ANNUAL COSTS:	Gas \$816, Water/Sewer \$936, Hydro \$3,960 (note on Hydro – they were heavy Hydro users at peak times with lots of electronics running for home offices, hot tub, etc.)
WATER/WASTE:	Municipal
LOT DESCRIPTION:	Level, partially fenced lot with mature trees
CHATELS INCLUDED:	Fridge, stove, washer, dryer, wooden garbage bin in carport, metal gazebo, hot tub and cover, and all security cameras stay with the house
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

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