



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

Opportunity knocks at 45 Elgin Street North in Port Hope!

Located in a quiet, rural feeling neighborhood just steps away from all of the conveniences of town including a senior's center and a youth recreation facility only a block away, and only a short distance to highway 401, this cozy mid-century 1.5 story home sits on an extra deep lot surrounded by mature trees.

Inside, a large, sunny, enclosed porch opens to a main floor that features a large sitting room, formal dining/living room, a large working kitchen and a main floor primary bedroom both with a view of the rear garden.

The solid wood staircase leads to the second floor where you will find three additional bedrooms, a 4-piece bath and loads of extra storage space.

The door from the back garden leads into the kitchen directly in front of the basement staircase leaving open the possibility of creating a second unit or in-law suite in the partially finished basement that currently houses a 2 piece bath, laundry and utility rooms, and large recreation room.

With its quiet location and limitless potential, 45 Elgin Street N. in Port hope could be a fantastic family home or your next great investment opportunity.

Property Details

ADDRESS: 45 Elgin Street N, Port Hope, Ontario L1A2L8

TYPE: Single family residential

LEGAL DESCRIPTION: PT LT 11 E/S ELGIN ST N, 12 E/S ELGIN ST N PL 11 PORT HOPE AS IN PH44956; PORT HOPE

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|-------------|--|
| SQ. FT: | 1,320 above grade, 854 below grade (MPAC). |
| BEDROOMS: | 4; main floor primary, 3 bedrooms on second floor. |
| BATHS: | 2; 4 piece on second floor, 2 piece on basement level. |
| LAUNDRY: | In basement. |
| BASEMENT: | Full, partially finished, walk-up to back door, development potential. |
| AGE: | 73 years (1950). |
| ELECTRICAL: | 100 amp breaker panel. |
| ROOF: | Asphalt shingles. |
| FOUNDATION: | Concrete block. |
| FLOORS: | Vinyl, wood, carpet, cement. |
| CEILINGS: | Stucco, tile. |
| WINDOWS: | Vinyl, metal. |
| EXTERIOR: | Vinyl siding. |
| INTERIOR: | Plaster, wall board. |
| PARKING: | Single wide private driveway. |

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|----------------------|---|
| LOT SIZE: | 52.0'x196.86' (Geowarehouse). |
| ZONING: | Res 1-1 |
| TAXES: | \$3773.32 (2023). |
| ROLL #: | 142312505003700. |
| PIN #: | 510780234. |
| HIGH SPEED INTERNET: | Available. |
| HEATING: | Forced air natural gas. |
| COOLING: | None. |
| RENTALS: | Hot water heater (Reliance). |
| WATER: | Municipal. |
| WASTE: | Municipal. |
| LOT DESCRIPTION: | Mature trees, sloping toward street, backs on to vacant land. |
| CHATELS INCLUDED: | Fridge, stove, washer, dryer. |
| FIXTURES EXCLUDED: | None. |
| SUGGESTED DEPOSIT: | \$20,000 |
| SUGGESTED CLOSING: | Immediate. |

Visit Website:

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