



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 1160 County Road 2!

Nestled on a quiet stretch of County Road 2, just minutes from Highway 401 and the amenities of Brockville, this charming 1959 bungalow, offered for the first time since it's original construction, offers the perfect balance of country tranquility and city convenience.

Set on a deep, mature lot with a beautiful wooded backdrop, the property provides privacy and a peaceful setting to call home.

Inside, the well-appointed eat-in kitchen features exposed beams, a walk-in pantry, and a welcoming atmosphere for casual meals. The bright living room boasts hardwood floors and abundant natural light, creating a warm and inviting space for relaxing or entertaining. Three bedrooms, one currently used as the main-floor laundry, each offer generous closet space, while the main bath includes a combined tub and shower.

Outside, a detached garage with an attached screened-in patio offers a comfortable spot to enjoy summer evenings, sheltered from the elements. The unfinished basement provides ample storage and potential for future customization.

Whether you're downsizing or purchasing your first home, this delightful property combines charm, function, and a location that makes everyday living easy.

Property Details

ADDRESS: 1160 County Road 2, Brockville, Ontario K6V5T3

TYPE: Single family detached residential.

LEGAL DESCRIPTION: PT LT 35 CON 1 ELIZABETHTOWN PT 1
28R14188 TOWNSHIP OF ELIZABETHTOWN-KITLEY

SQ. FT:	840 above grade (MPAC).
BEDROOMS:	3 bedrooms on main floor.
BATHS:	1; 4 piece main bath.
LAUNDRY:	Main floor laundry (machines in third bedroom).
BASEMENT:	Crawl space, outside access.
AGE:	66 years (1959).
ELECTRICAL:	Breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete block.
FLOORS:	Vinyl, hardwood, carpet.
CEILINGS:	Drywall, plaster.
WINDOWS:	Vinyl.
EXTERIOR:	Vinyl siding.
INTERIOR:	Drywall.
PARKING:	Private double wide driveway.
GARAGE:	Detached single bay garage.
LOT SIZE:	78.97' X 669.85' – 1.161 acres (Geowarehouse).
ZONING:	R1 – Residential.

TAXES:	\$2,011.25 (2024).
ROLL #:	080100006040700
PIN #:	441960069
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air propane.
COOLING:	None.
COSTS:	Hydro- \$100.00/mo., Water- \$56.00/mo.
RENTALS:	Propane tanks (Budget Propane).-\$360.00 quarterly.
WATER:	Municipal.
WASTE:	Private Septic.
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Mature lot, deep, landscaped, wooded area.
INCLUSIONS:	Fridge, stove, washer.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of purchase price.
SUGGESTED CLOSING:	45-60 days.

Visit Website:

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