



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 32 Heritage Drive! Built in 1991, this raised bungalow is approximately 1,206 sq. ft. (+/-) and features 2+2 bedrooms, 2 bathrooms and is move in ready!

The carpet free main level has beautiful hardwood and luxury vinyl floors that flow seamlessly throughout. The open concept living and dining room creates a warm and inviting atmosphere, perfect for entertaining friends and family. The renovated kitchen offers an abundance of cabinetry, including a pantry and many cabinets have convenient pull-out shelving. The recent addition of an upright freezer in 2021 blends seamlessly with the cabinetry and adds a modern touch to the kitchen's functionality.

The primary bedroom has a walk-in closet and a semi-ensuite bathroom complete with a skylight, allowing natural light to fill the space. Sliding glass doors lead you to a large deck, where you can relax and enjoy the view of the backyard. The second bedroom is well-sized and has a closet organizer. For added convenience, the main floor also boasts a laundry room with ample storage and a side door for easy access to the deck and backyard.

The attached single car garage not only provides storage but also offers inside access to the home. The lower level of this property is bright and airy, thanks to its large above-grade windows. Here, you'll find a large family room with a cozy gas fireplace and a large multipurpose/craft area. Additionally, the lower level features a convenient 3-piece bathroom, utility room and two additional bedrooms. One of these bedrooms offers a cedar closet and a clever pull-out desk, making it an ideal space for a home office or study. This lower level can also serve as an in-law suite, providing flexibility and versatility.

Outside, the beautifully landscaped yard is a sight to behold. A sprinkler system ensures that your lawn remains lush and vibrant. Moreover, a large shed, with its ample space, has the potential to be transformed into an incredible playhouse, sparking the imagination of children and adults alike.

Situated in a mature lakeside community, this property offers

more than just a beautiful home. You'll have access to a public shoreline, where you can relax and enjoy the tranquility of the lake. For boating enthusiasts, a nearby marina provides easy access to the water. Golfers will be delighted to know that there is also a golf course nearby, allowing you to indulge in your favorite pastime.

Property Details

ADDRESS: 32 Heritage Drive, Loyalist, ON K0H 1G0

TYPE: Raised Bungalow

LEGAL DESCRIPTION: LT 82 PL 1173; LOYALIST

SQ. FT:	1,206 sq.ft. as per floor plans provided – exterior measurements (above ground)
BEDROOMS:	2 + 2
BATHS:	2; 1 3-pc main bath (semi ensuite), 1 3-pc basement
LAUNDRY:	Main floor laundry, laundry tub, cabinetry, access to deck/back yard, large closet (attic access in closet)
BASEMENT:	Full, fully finished featuring a family room with gas fireplace, large windows, built in cabinetry, 3-piece bathroom, 2 additional bedrooms, utility room
AGE:	1991 (32 years old)
ELECTRICAL:	Breakers
ROOF:	Metal (2006) new gutters with leaf guards
FOUNDATION:	Concrete block
FLOORS:	Hardwood, luxury vinyl, carpet
CEILINGS:	Stucco, smooth
WINDOWS:	Vinyl (main floor 2021)
EXTERIOR:	Vinyl
INTERIOR:	Drywall

PARKING:	Single wide asphalt driveway with concrete skirt and parking for 2 cars
GARAGE:	Attached single car garage, inside access and 1 EGDO
LOT SIZE:	50.27' x 130.71'
ZONING:	R3
TAXES:	\$3,977.22 (2023)
ROLL #:	110402001041529
PIN #:	451330452
HIGH SPEED INTERNET:	Available (Bell Fibe to be available soon)
HEATING:	Forced Air Gas with Hepa filtration system
FIREPLACE:	Gas fireplace in lower-level family room (insert 2021)
COOLING:	Central air conditioning
RENTALS:	None
LOT DESCRIPTION:	Level, landscaped, sprinkler system, partially fenced
CHATELS INCLUDED:	Existing fridge, stove, dishwasher, over range microwave, upright freezer in kitchen (new 2021), washer/dryer (new 2021), natural gas BBQ, storage shed, EGDO, central vac, water softener (as is-seller has never used it), on demand water heater
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	End of September

Visit Website:

- Full Home Inspection Report & Schedule B
- Video & Floor Plans
- Virtual Tour