



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 grand Victorian home, circa 1890, has been thoughtfully converted into two self-contained units, each offering its own character and charm. The main floor unit features three bedrooms and direct access to the backyard, while the upper unit includes two bedrooms and a bright eat-in kitchen. Separate heating systems and water meters provide convenience and efficiency, making this property well-suited for multi-generational living or as an investment opportunity.

Both units showcase many of the home's original architectural details, preserving its historic beauty. High ceilings on the main floor create an airy, spacious feel, while bay windows bring in natural light and add elegance to the living areas. Cast iron claw-foot tubs offer a timeless touch in the bathrooms, perfectly complementing the Victorian aesthetic.

Additional heritage features include original hardwood floors and trim, as well as ornate plaster ceilings with decorative medallions, all of which highlight the craftsmanship of the era. With its generous proportions, historic charm, and flexible layout, this property offers a unique opportunity to own a piece of Victorian history while enjoying modern functionality.

The property is vacant of its long-term tenants as of September 1, 2025, ready for updates and new tenants at market rent.

Property Details

ADDRESS: 240-242 George Street Belleville K8N 3H6

TYPE: Detached Duplex

LEGAL DESCRIPTION: PT LT 20 W/S GEORGE ST PL 1
THURLOW PT 1 21R9796; S/T & T/W QR524784; BELLEVILLE;
COUNTY OF HASTINGS

SQ. FT:	2,335 +/- sq. ft. (per MPAC)
BEDROOMS:	5 (3 in lower unit, 2 in upper unit)
BATHS:	2 (1-4pc main floor, 1-3pc second floor)
LAUNDRY:	Each unit has laundry hookups, which are not in use. Unit 240 off the kitchen and unit 242 at the entrance foyer.
BASEMENT:	Full, unfinished – contains heating systems for both units, access via unit 240
AGE:	Circa 1890
ELECTRICAL:	100 amp breaker panel
ROOF:	Asphalt shingles
FOUNDATION:	Stone and brick
UNIT 240:	3 bed, 1-4pc bath, backyard access, decorative fireplace, bay windows
UNIT 242:	2 bed, 1-3pc bath, eat in kitchen, decorative fireplace, bay windows, enclosed balcony
EXTERIOR:	Brick, wood deck, covered verandah and covered entrance
PARKING:	2 private gravel driveways, space for 2-3 vehicles total
GARAGE:	None
LOT SIZE:	41.87' x 133.29' (MPAC)

ZONING:	R2 Residential Zone
TAXES:	\$3,400 (2024)
ROLL # / PIN #	120802005003300 / 45020054
HEATING:	Hot water radiant boiler heats unit 242 and forced air gas furnace heats unit 240.
COOLING:	None
RENTALS:	Hot water tanks if rentals
WATER/WASTE:	Municipal – see quote for plumbing repair
HOT WATER TANK:	2 – 1 electric, 1 gas
METERS:	2 Hydro, 2 Water, 1 Gas
LOT DESCRIPTION:	Level lot, fenced, treed and shaded yard
EASMENTS:	There is a 10-foot-wide mutual right-of-way. 8' x 100' in favour of 242 George Street and 2' x 100' in favour of 244 George St. See Boundary Report and surveys for details.
CHATELS INCLUDED:	Fridge (2) stove (2), satellite dish, anything left in, on or around the property on closing.
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