



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

Embrace the homesteader lifestyle with this charming Arts and Crafts style circa 1870 home, perfect for those with a vision and some handy skills. This 1.5-story, two-bedroom 'cabin in the city' is a true project for the creative soul.

Featuring original hardwood and softwood floors, along with a handcrafted staircase that reflects the home's historic character. The main floor offers a cozy den or office space, a welcoming living room, and a rustic country-style kitchen complete with a wood stove that adds warmth and a touch of nostalgia.

Upstairs, you'll find two cozy bedrooms nestled into the eaves, making the most of the home's quaint layout. An efficient three-piece bathroom serves the upper floor. The home's vintage appeal provides a solid foundation for those looking to restore and personalize a classic property with unique character.

Outside, access the expansive backyard through the attached wood storage and mudroom, where a 187-foot deep yard backs onto the picturesque Moira River. Whether you're envisioning a lush garden, a workshop, or simply a peaceful retreat, this property offers endless possibilities for creating a self-sufficient lifestyle in a beautiful natural setting in the city.

Property Details

ADDRESS: 98 Cannifton Rd, Belleville, K8N 4V3

TYPE: Detached one and a half story home

LEGAL DESCRIPTION: PT LT 6 W/S CANNIFTON RD, 7 W/S CANNIFTON RD PL SLEEPER PLOT THURLOW AS IN QR547374; BELLEVILLE; COUNTY OF HA STINGS

SQ. FT:	1,345 +/- sq. ft. (per Geowarehouse)
BEDROOMS:	2 with attached nursery, den or office
BATHS:	1 – 3pc bath on second floor
LAUNDRY:	None
BASEMENT:	Shallow limited crawl space
AGE:	CIRCA 1870
ROOF:	Metal
FOUNDATION:	Stone
INTERIOR:	Hardwood, pine and vinyl floors, plaster and drywall
EXTERIOR:	Stucco, wood sash windows
PARKING:	Single wide, earth covered drive, space for 1-2 vehicles
LOT SIZE:	34.6' x 187' (Irregular gentle pie shape – measurements as per deed)
ZONING:	MX1 – Mixed Use Zone. The property is in a regulated area of Quinte Conservation and subject to Quinte Conservation approvals for any proposed development.
TAXES:	\$2,075 (2024)
ROLL #:	120803010013600

PIN #:	405180087
HEATING:	Gas wall furnace (not in working condition)
FIREPLACE:	Wood Stove
COOLING:	Window AC unit
RENTALS:	Electric water heater (if rented)
WATER/WASTE:	Municipal / Sewers
LOT DESCRIPTION:	Slight slope towards the Moira River, fenced yard, woodshed, rear decking, treed
CHATELS INCLUDED:	Satellite dish, window AC unit, cut firewood
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$10,000
SUGGESTED CLOSING:	Immediate

Visit Website:

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