



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

Experience a custom new build surrounded by nature. This great Tarion country property welcomes its first owners. Constructed with care, this home is filled with beautiful features and natural light.

The over-sized 2-car garage provides ample space for your vehicles, storage, and a workshop. It also has direct entry to the main floor mudroom/laundry room and into the large bright foyer with ceramic tile. The main floor also features a 4-piece bathroom, access to the rear yard, and over 170 sq ft of office space that is perfect for your home office with easy access from the front foyer.

The custom oak stairs with white risers take you up to the open concept living/dining room and kitchen. This space boasts a high vaulted ceiling, pot lights, pendant lights over the island, and an island that seats 6, quartz counter tops, and engineered oak floors throughout. The patio doors lead to a 12'x10' deck with hidden fasteners and aluminum railings. The upstairs also features a large primary bedroom, walk-in closet, 4-pc bathroom (with cheater ensuite door) and second bedroom.

The side-split design allows for a high, bright basement space with large windows, two bedrooms, and nearly 500 sq ft of rec room space with luxury vinyl plank floors. The basement is completed by storage and utility rooms with energy star fixtures and a 4' crawl space for additional storage.

Property Details

ADDRESS: 307 Cutler Rd, Yarker, ON

TYPE: Side split

LEGAL DESCRIPTION: PART LOT 38, CONCESSION 2
CAMDEN EAST, PART 2, PLAN 29R10743 TOWNSHIP OF
STONE MILLS

SQ. FT:	2740 sq ft finished space (1677 sq ft above grade)
BEDROOMS:	2+2 (2 Up and 2 Down)
BATHS:	2 (4-pc up with cheater ensuite, 4-pc main)
LAUNDRY:	Main floor laundry/mudroom
BASEMENT:	Full height finished basement with additional storage and 4' high crawl space
AGE:	New
ELECTRICAL:	200 amp
ROOF:	New asphalt shingles
FOUNDATION:	Poured concrete
FLOORS:	Engineered oak floors, ceramic tile, vinyl plank
STAIRS:	Custom oak stairs with white risers
INTERIOR:	Vaulted ceiling in the great room
EXTERIOR:	Stone, vertical board & batten style siding (vinyl), horizontal siding (vinyl)
PARKING:	Double wide gravel driveway, fits 10+ Cars
GARAGE:	Oversized 2 car garage with entry to mudroom
LOT SIZE:	316.23' x 328.77'
ZONING:	RU – Rural Zone
TAXES:	To be assessed

ROLL #:	11240300301922
PIN #:	450730443
HEATING:	Forced air gas
COOLING:	A/C
RENTALS:	Propane tanks rented (HWT owned)
WATER:	Well
WASTE:	Septic
LOT DESCRIPTION:	Gently sloping
CHATELS INCLUDED:	Hot water tank, GDO and remotes
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate