



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 charming, updated 2+1 bedroom bungalow in Belleville offers modern comfort with a warm, inviting feel. The open-concept living, dining, and kitchen areas feature wood-like laminate flooring and dual-aspect windows, creating a bright and airy atmosphere. The highly efficient kitchen is designed for both style and functionality, offering ample storage and seamless flow for everyday living. Two well-sized bedrooms on the main floor provide comfortable accommodation, making this home perfect for small families, downsizers, or first-time buyers.

The finished basement continues the home's high-quality finishes, offering a spacious rec room ideal for relaxing or entertaining. A third bedroom with pocket doors provides flexibility for guests or a private office space, while ample storage, a dedicated workshop or hobby area, and a well-equipped laundry room add convenience. The thoughtful design ensures that every inch of space is maximized for comfort and usability.

Step outside to enjoy the fully fenced, 120-foot deep backyard, a private oasis featuring a wooden deck and a stylish metal gazebo for shade and year-round enjoyment. Whether hosting summer barbecues or simply unwinding outdoors, this backyard is perfect for any lifestyle. With recent updates and a well-maintained interior, this home is move-in ready and waiting to be enjoyed.

Property Details

ADDRESS: 77 Emily St Belleville Ontario K8N 2N9

TYPE: Detached bungalow

LEGAL DESCRIPTION: PLAN 291 PT LOT A RP 21R12646
PART 1 E/S BETTES ST

SQ. FT:	765 +/- sq. ft. (MPAC)
BEDROOMS:	2 + 1
BATHS:	1 – 4 pc main floor
LAUNDRY:	Basement laundry room (unfinished)
BASEMENT:	Fully finished with rec room, third bedroom
AGE:	1944 (80 years old – MPAC)
ELECTRICAL:	100 amp breaker panel
ROOF:	Asphalt shingles (2017)
FOUNDATION:	Poured concrete
INTERIOR:	Ceramic and wood-like laminate floors
EXTERIOR:	Stucco, wooden deck with metal sunshade
PARKING:	Single wide paved drive, space for 3 vehicles
LOT SIZE:	50' x 120' (MPAC)
ZONING:	R2 – Residential Zone
TAXES:	\$2,557.17 (2024)
ROLL # / PIN #	120803008518000 / 405110055
HEATING:	Forced air gas furnace installed in 2022, ducts cleaned in 2024
COOLING:	Central AC system
RENTALS:	Reliance HWT \$287.16 for 2024

ELECTRICITY COSTS:	Ellexicon Energy \$611 for 2024
GAS COSTS:	Enbridge Gas \$1,144.99 for 2024
WATER/SEWER COSTS:	City of Belleville water \$1,166.75 for 2024
WATER/WASTE:	Municipal
LOT DESCRIPTION:	Level lot, mature trees, fully fenced yard, garden shed
CHATELS INCLUDED:	Satellite dish, Samsung dishwasher, fridge (as is – requires repair), stove, washer and dryer
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