



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 48 Ann Street North, a charming two-storey century home that blends Victorian character with thoughtful modern updates. Located in the heart of Cannington, this inviting home captures everything people love about small-town Ontario living — quiet streets, friendly neighbours, and a welcoming community atmosphere.

From the moment you arrive, the home's classic architectural details and tree-lined setting set the tone for something special. Inside, you'll find high ceilings, tall windows, and natural light that fills every corner. The updated kitchen and bathrooms combine comfort and style, while the home's spacious rooms offer flexibility to create cozy family areas, work-from-home spaces, or your own creative retreat.

Outside, the property shines with a large private lot, mature trees, and plenty of room for outdoor gatherings, gardens, or a quiet evening under the stars. The extra-wide detached garage provides ample space for vehicles, tools, or recreational equipment.

Just a short distance away, you'll find Cannington's downtown shops, cafés, schools, and parks, along with community events and local gatherings that make this town such a warm and connected place to live. Whether you're enjoying a morning coffee on the porch or exploring the nearby trails and rivers, life here moves at a comfortable, unhurried pace.

48 Ann Street North offers a rare blend of character,

comfort, and community — a place where history meets everyday convenience, and where you can truly make the home your own.

Property Details

ADDRESS: 48 ANN ST N Cannington, Ontario L0E 1E0
TYPE: TWO STOREY SINGLE FAMILY DETACHED
LEGAL DESCRIPTION: LT 2, W SIDE OF ANN ST PL 60; PT LT 20 CON 12 BROCK AS IN D428698 (SECONDLY); BROCK

SQ. FT:	3,287 (MPAC)
BEDROOMS:	3 on second floor.
BATHS:	2; 1-4 pieces on main floor, 2-4 pieces on upper level.
LAUNDRY:	Main floor.
BASEMENT:	Unfinished.
AGE:	140 YO (1885) (MPAC)
ROOF:	Metal.
FOUNDATION:	Stone.
FLOORS:	Mixed.
CEILINGS:	Plaster
WINDOWS:	Vinyl, wood.
EXTERIOR:	Brick, vinyl.
INTERIOR:	Plaster, drywall.
PARKING:	Single wide private driveway.
GARAGE:	Detached double wide garage.

LOT SIZE:	121.0' x 118.52' (Geowarehouse).
ZONING:	R1 – Residential Zone
TAXES:	\$6,152 (2024)
ROLL #:	183903000308000
PIN #:	720180215
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air.
COOLING:	Central Air conditioning.
RENTALS:	Hot water tank.
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Mature, treed in, private.
INCLUSIONS:	Fridge, Stove, Freezer, washer, dryer.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of purchase price.
SUGGESTED CLOSING:	Immediate.

Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour