



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 213 Adelaide Street in Almonte!

Set on a quiet street, conveniently located close to shopping dining, and just moments away from the Springbank trail, this 3 bedroom, 2 bathroom bungalow is ideally situated as a peaceful oasis with easy access to all of the modern amenities.

Newly constructed in 2016, this one owner home sits on a deep lot that backs on to a mature wooded area. With the addition of fencing, it would be easy to create a fantastic private back yard area. The attached single car garage features an automatic door opener and insulated drywall walls.

Inside you will find high end finishings complimenting a very well laid out open concept floor plan. The separate dining rooms, and gas fireplace in the living room add extra special touches that aren't often found in newly constructed homes.

Of the three generous sized bedrooms, the primary bedroom is the most impressive with a huge walk in closet and ensuite bath featuring a large, ceramic and glass walk in shower.

With a split entrance from the garage, the basement area is full of development potential and could easily become a spacious in law suite.

With it's great location, quality build, luxurious finishes, and development potential, 213 Adelaide Street could be the

perfect place to call home.

Property Details

ADDRESS: 213 Adelaide Street Almonte, Ontario K1A1A0

TYPE: Single family residential

LEGAL DESCRIPTION: PT PK LT 5 BLK D SEC
HENDERSON PL 6262 LANARK N RAMSAY BEING PART
2 ON 27R10510 TOWN OF MISSISSIPPI MILLS

SQ. FT:	1281 Main floor, 1281 Basement
BEDROOMS:	3 on main floor
BATHS:	2; 4 piece main, 3 piece ensuite in primary bedroom.
LAUNDRY:	Main floor laundry room
BASEMENT:	Full basement, partially finished, development potential.
AGE:	6 years (2016)
ELECTRICAL:	100 Amp breaker panel
ROOF:	Asphalt shingles
FOUNDATION:	Concrete block
FLOORS:	Engineered hardwood, ceramic, cement
CEILINGS:	Drywall
WINDOWS:	Vinyl
EXTERIOR:	Brick veneer, vinyl siding
INTERIOR:	Drywall
PARKING:	2 car, single wide private driveway
GARAGE:	Single car attached garage
LOT SIZE:	62.5' X 131.89'

ZONING:	R1
TAXES:	\$2,534.20 (2022)
ROLL #:	0931020020156100000
PIN #:	050890522
HIGH SPEED INTERNET:	Available (Rogers)
HEATING:	Forced air Natural Gas
COSTS:	Hydro - \$780/Yr., Natural Gas - \$720/yr., Water/Sewer - \$900/yr. (approximate).
COOLING:	Central Air Conditioning
RENTALS:	Hot water tank
WATER:	Municipal metered
WASTE:	Municipal
HOME INSPECTION:	Full version at www.gogordons.com
LOT DESCRIPTION:	Level, landscaped, treed at back
CHATELS INCLUDED:	Fridge, Stove, Washer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

- Full Home Inspection Report & Schedule B
- Floor Plans & Virtual Tour