



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 120 Wiltestown Road, where country charm meets modern comfort. This spacious 4-bedroom bungalow boasts a unique blend of metal roofing, siding, and stone accents, adding character to its exterior. Nestled on a mature, sloping lot surrounded by picturesque farmland, this property offers a tranquil retreat from the hustle and bustle of city life.

As you approach the home, you'll appreciate the separate detached oversized double garage, providing ample space for vehicles and storage. Two separate driveways also provides ample space for parking.

Inside, the home features a well-appointed layout, including a 4-piece main bath and a convenient 2-piece bath. The comfortable living spaces are heated by a forced air system with electric baseboard heating and a pellet stove backup, ensuring warmth and efficiency throughout the seasons.

The functional kitchen is a highlight, offering plenty of space for meal preparation and storage. Whether you prefer casual dining as an eat-in area or use as a more formal setting as a dining room, there's a space to suit your needs. The front entry leads to a large living room with a picture window allowing for loads of natural light and creating an inviting ambiance.

Additional features include a side entry with a mudroom for practical everyday use, a rear entry leading to a deck for outdoor enjoyment, and a full-height unfinished basement with loads of development potential.

Combining comfort, functionality, and a peaceful setting, 120 Wiltestown Road presents a wonderful opportunity to embrace country living at its finest. Don't miss your chance to make this property your own slice of rural paradise.

Property Details

ADDRESS: 120 Wiltestown Road Athens

TYPE: Single Family Detached

LEGAL DESCRIPTION: PT LT Con 8 Yonge PT 1 28R1935; Athens

SQ. FT:	1,152 (MPAC)
BEDROOMS:	4 – Primary features double closet
BATHS:	1 – 4 piece, 1 - 2 piece
LAUNDRY:	Washer, Dryer, Laundry Sink in Lower Level
BASEMENT:	Unfinished, Full Height
AGE:	47 (1977)
ELECTRICAL:	200 Amp Breaker Panel
ROOF:	Metal
FOUNDATION:	Concrete Block
FLOORS:	Vinyl, Carpet
CEILINGS:	Drywall, Plaster
WINDOWS:	Main Floor Vinyl, Lower Level Wood
EXTERIOR:	Aluminum Siding, Vinyl Siding, Stone Veneer
INTERIOR:	Drywall
PARKING:	9 Vehicles on 2 Separate Driveways
LOT SIZE:	220 X 200 (MPAC)
SHORELINE:	NA
ZONING:	301 Single Family Detached (MPAC)
TAXES:	\$1,727.46 (2023).
ROLL #:	081981902410901

PIN #:	443090090
HEATING:	Forced Air Oil Furnace, Electric Baseboard, Pellet Stove and Wood Stove
COOLING:	None
COSTS:	Hydro - \$108/mo. (equal billing), Heating oil - \$5,240/yr. (approx.).
RENTALS:	None.
WATER:	Well, Water Test Available 0 – 0, Dec. 9, 2023
WASTE:	Septic
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Mature Sloping Lot Surrounded by Farm Land
INCLUSIONS:	Refrigerator, Stove, Portable Dishwasher, Chest Freezer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

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