

Dear Prospective Buyer:



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

Looking to get into the housing market, become an investor or right size?

This perfectly proportioned one-bedroom plus den ground level condominium in the Riverview community awaits!

Featuring crown mouldings throughout, hardwood floors, French doors and lots of customized built in cabinets and storage closets. A smartly appointed kitchen with stainless steel appliances flows into the partly open concept living and dining room with a convenient walk out patio.

Living in the Riverview community includes access to an outdoor inground pool, library, visitor parking and the best neighbours possible!

Easy maintenance free living in a well-managed condo community close to shopping, public transportation, grocery store and restaurants.

Don't let this opportunity pass you by!

Property Details

ADDRESS: 108B - 221 North Park St, Belleville, K8P 5A6

TYPE: Condominium apartment

LEGAL DESCRIPTION: See Schedule B

SQ. FT:	890 +/- sq. ft. (per MPAC)
BEDROOMS:	1 + den
BATHS:	1 – 3pc with walk-in shower
LAUNDRY:	Laundry closet
BASEMENT:	Storage lockers – common areas
AGE:	1987 (36 years old)
ROOF:	Asphalt shingles
FOUNDATION:	Concrete
EXTERIOR:	Brick and vinyl
INTERIOR:	Hardwood, crown mouldings, French Doors and stucco
PARKING:	Assigned surface parking
ZONING:	R6 – Residential Zone
TAXES:	\$2,242 for 2024
CONDO FEES:	\$514.78 / monthly
MANAGEMENT CO:	Royal Property Management
STORAGE UNIT:	Storage locker in basement
PET FRIENDLY:	Yes - restricted
ROLL #:	120807021500632
PIN #:	408230013

HIGH SPEED INTERNET:	Available
HEATING:	Electric baseboards
COOLING:	AC wall unit
RENTALS:	None
WATER:	Municipal
WASTE:	Municipal
STATUS CERTIFICATE:	Available
AMENITIES:	Outdoor pool, elevators, ample visitor parking, library
CONDO FEE INCLUDES:	Exterior and grounds maintenance, water, snow removal, garbage removal, insurance
CHATELS INCLUDED:	Fridge, stove, dishwasher
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

- Status Certificate
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour