



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](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

Welcome to this executive 2 story three-bedroom home located in one of Belleville's most desirable neighbourhoods. Upon arrival, you'll be greeted by its handsome brick exterior complemented by a durable metal roof.

Step inside through the double-height foyer, where natural light floods the space, creating an inviting ambiance. To your left, you'll find a versatile formal living room or den, ideal for entertaining guests or enjoying quiet evenings with a book.

The heart of the home lies in the expansive eat-in kitchen, featuring a gas range, ample cabinetry, and generous counter space. Access the deck seamlessly from the eating area, perfect for outdoor dining or enjoying morning coffee.

Entertain with ease in the open-concept dining room and sunken living room, where a wood-burning fireplace takes center stage, providing warmth and charm on cooler evenings.

Upstairs, discover three well-appointed bedrooms, including the primary suite boasting a walk-in closet and a full ensuite bathroom complete with a corner jetted soaker tub.

A spacious second-floor bonus family room awaits above the garage, serving as an ideal space for teenagers to unwind or as a versatile entertainment area.

The basement is a blank canvas for your future needs with some interior framing and a rough-in for a future bathroom.

Outside, the property sits on a large wedge-shaped lot, fully fenced for privacy and security. Enjoy the beauty of nature in the many perennial gardens, or gather with loved ones on the rear deck or separate patio area, perfect for hosting summer barbecues or enjoying quiet evenings.

# Property Details

**ADDRESS:** 11 Carlow Court, Belleville, K8N 5R2

**TYPE:** Detached two-story home

**LEGAL DESCRIPTION:** PCL 8-1 SEC 21M106; LT 8 PL 21M106 THURLOW; S/T LT19461; BELLEVILLE; COUNTY OF HASTINGS

SQ. FT:	2,875 +/- sq. ft. (Per MPAC)
BEDROOMS:	3
BATHS:	3; 1-4pc ensuite with jetted tub, 1-4pc second floor and 1-2pc main floor
LAUNDRY:	Main floor laundry room
BASEMENT:	Full, partly finished with interior wall framing and vapour barrier, rough in for future bathroom
AGE:	1989 (35 years old)
ELECTRICAL:	200 amp panel
ROOF:	Metal
FOUNDATION:	Poured concrete
INTERIOR:	Vaulted ceilings, central vac, security system, mix of hardwood and carpet
FIREPLACE:	Wood burning fireplace and gas fireplace
EXTERIOR:	Brick, rear deck with retractable awning
PARKING:	Paved and interlocking brick, double wide drive, parking for 4 vehicles

GARAGE:	Attached two car garage with EGDO
LOT SIZE:	47.17 x Irregular Pie Shape
ZONING:	R2 – Residential Second Density Zone
TAXES:	\$6,341 (2023)
ROLL #:	120804012512058
PIN #:	404910015
HEATING:	Forced air gas furnace
COOLING:	Central AC
COSTS FOR 2023:	Elexicon Energy \$699.29, Belleville Water \$691.68, Enbridge \$1,314.54 (House vacant)
RENTALS:	Gas hot water heater (Reliance \$39.79 /month)
WATER:	Municipal
WASTE:	Sewers
LOT DESCRIPTION:	Generally level, fully fenced yard with interlocking brick patio and perennial gardens
CHATELS INCLUDED:	Piano, dishwasher, gas stove, fridge
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

## Visit Website:

- Home and WETT Inspection Report
- Zoning Provisions
- Property Video
- Schedule B
- Floor Plans + Virtual Tour