



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

Nestled on a quiet cul-de-sac just steps away from popular Stanley Park, this three bedroom brick home offers lots of space and opportunity to update and personalize to become your forever home.

A charming exterior greets you with a large bay window, interlocking stone walkway and tasteful landscaping. Inside enjoy the double wide living and dining room, separate family room with fireplace and functional kitchen, big enough to host family dinners.

Upstairs you will find three good sized bedrooms including a primary bedroom with an oversized walk in closet and an attached ensuite bathroom. The basement is partially finished with a rec room and could be fully developed to become a games area, craft corner, home gym or teenage chill zone.

Backing onto greenspace owned by the City of Belleville and close enough to the park to hear the sounds of nature, children playing and people enjoying life.

26 Briarwood Crescent is where you want to call home!

Property Details

ADDRESS: 26 Briarwood Cres, Belleville, K8N 5K9

TYPE: Detached two story house

LEGAL DESCRIPTION: PCL 2-1 SEC M40; LT 2 PL M40
THURLOW; BELLEVILLE; COUNTY OF HASTINGS

SQ. FT:	1,735 +/- sq. ft. (per MPAC)
BEDROOMS:	3
BATHS:	3; 2pc main, 3pc ensuite, 4pc second floor
LAUNDRY:	IN basement
BASEMENT:	Full, partially finished with rec room, sump pump
AGE:	1890 (43 years – per MPAC)
ELECTRICAL:	100 amp fuse panel
ROOF:	Asphalt shingles
FOUNDATION:	Concrete block
INTERIOR:	Carpet, stucco
WINDOWS:	Vinyl
EXTERIOR:	Brick and aluminum siding, interlocking brick walkway
PARKING:	Paved double-wide drive, space for 4 vehicles
GARAGE:	Attached double car garage
LOT SIZE:	50' x 117' (MPAC)
ZONING:	R2 – Residential Zone
TAXES:	\$3,844 (2023)
MONTHLY COSTS:	Gas \$158, Hydro \$145, Utilities \$104
ROLL #:	406100266

PIN #:	406100266
HEATING:	Forced air gas furnace
FIREPLACE:	1 – wood fireplace in the family room
COOLING:	Central AC
RENTALS:	Hot water tank (Reliance \$22.29/month)
WATER:	Municipal
WASTE:	Sewers
LOT DESCRIPTION:	Generally level, fenced backyard
CHATELS INCLUDED:	Fridge, stove, dishwasher, microwave, washer, dryer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

- Home, Septic and Well Inspection Report
- Zoning Provisions
- Property Video
- Schedule B
- Floor Plans + Virtual Tour
- Survey