



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 1430 McDonald Road—a charming two-storey home nestled on a private, tree-lined lot offering peaceful living with quick access to downtown Brockville, Hwy 2 and Hwy 401. An attached double-car garage with new doors connects to the house via a breezeway, creating a shaded outdoor space to relax and enjoy the views. Inside, the main floor offers a functional layout with a kitchen, dining area, cozy living room with a natural gas fireplace, and a den that doubles as a TV room. A convenient two-piece bath and baseboard heating throughout complement the inviting warmth of the fireplace.

Upstairs, discover four spacious bedrooms with scenic views and a four-piece bath featuring a Bath Fitter tub and enclosure. Energy-efficient windows and R80 attic insulation (2023) boost comfort and efficiency. A permanently installed Generac standby generator provides peace of mind.

The finished basement has walk-up access to the backyard, a large laundry area, cold room, and rec room perfect for kids or movie nights—ideal for potential rental use.

The expansive backyard is a private oasis bordered by mature trees and cedar shrubs, backing onto pastureland frequented by friendly horses and cows. Located on a quiet, neighbourly road near bike paths, and running routes.

A well-loved home ready for its next chapter—yours.

## Property Details

**ADDRESS:** 1430 MCDONALD ROAD, ELIZABETHTOWN-KITLEY, ON,

**TYPE:** SINGLE FAMILY DETACHED

**LEGAL DESCRIPTION:** PT LT 21 CON 1 ELIZABETHTOWN AS IN LR128833; ELIZABETHTOWN-KITLEY

SQ. FT:	1,550' above ground, 667' below grade (MPAC)
BEDROOMS:	4; second level
BATHS:	2; 1–4-piece second level (Tub/shower surround-2002), 1–2-piece main level
LAUNDRY:	Basement
BASEMENT:	Full, finished, walkout
AGE:	1970 (55 years)
ELECTRICAL:	200-amp breaker panel
ROOF:	Steel w/snow guards & leaf filter eavestrough (2010), repointed chimney, new cap (2010)
FOUNDATION:	Concrete block
FLOORS:	Hardwood, tile, laminate, vinyl, cement
CEILINGS:	Drywall
WINDOWS:	Basement (2024), TV room, 2-pc bathroom, Kitchen x 2 (2011), Livingroom/Dining room (2008)
EXTERIOR:	Brick, metal siding, wooden back steps (2024), stone front steps (2023),
INTERIOR:	Hardwood, drywall, attic insulation R80 rating (2023)
PARKING:	Double wide driveway
GARAGE:	Detached, connected by breezeway, double wide with side entrance, garage doors (2024)
LOT SIZE:	99.46' x 150.00' (MPAC)
ZONING:	R1
TAXES:	\$2,544.71 (2024)
ROLL # / PIN #:	080100006000900 / 441540312

HIGH SPEED INTERNET:	Available- Cogeco
HEATING:	Base board,
FIREPLACE(s):	Gas Fireplace (1999)
MONTHLY COSTS:	Gas-Summer \$35/ winter \$150 Electricity- Summer \$145/ winter \$ 300/ Water-\$50 (3 months)
COOLING:	None
RENTALS:	Hot Water Heater (Reliance) \$53 every 3 months.
WATER:	Municipal, Private well (only used for gardens)
WASTE:	Septic- new neck, 2 new access risers & effluent filter (2018)
LOT DESCRIPTION:	Private, fully fenced, landscaped, no rear neighbors.
CHATELS INCLUDED:	Fridge, stove, washer, dryer, central vacuum, ceiling fans, Generator -Generac natural gas (2011). (All as in condition)
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

## Visit Website:

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