



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

## **Discover Your Countryside Haven at 737 Chatterson**

Escape the ordinary and embrace the extraordinary at this picturesque property, perfectly blending tranquility and convenience. Just a short drive from Kingston, this expansive retreat offers nearly 44 acres of rolling landscapes, vibrant natural beauty, and endless opportunities to bring your dreams to life.

With Millhaven Creek meandering through the grounds and open fields ideal for a hobby farm or creative outdoor projects, the setting is nothing short of enchanting.

At the heart of the property is a character-filled late Georgian farmhouse, offering 3 bedrooms and 2 bathrooms. Imagine mornings greeted by the soft sounds of nature, afternoons spent cultivating gardens or exploring your private oasis, and evenings relaxing under a blanket of stars.

This property delivers a rare combination of space, privacy, and accessibility, making it the perfect canvas for your rural aspirations. Don't miss the chance to own this remarkable slice of countryside. Schedule your visit to 737 Chatterson Road today and start creating your perfect escape!

# Property Details

**ADDRESS:** 737 Chatterson Road, Bath Ontario K0H 2H0

**TYPE:** Single family detached residential

**LEGAL DESCRIPTION:** PT LT 27 CON 3 ERNESTOWN PT 2  
29R1840 EXCEPT PT 1 29R1908; LOYALIST

SQ. FT:	2,006 sq ft
BEDROOMS:	3 Upper floor
BATHS:	2 - 3-piece bath upper and main
LAUNDRY:	Main floor laundry
BASEMENT:	Partial, unfinished
AGE:	198 years (1826)
ELECTRICAL:	200 Amp breaker panel
ROOF:	Metal
FOUNDATION:	Stone
FLOORS:	Carpet, ceramic tile, linoleum sheet, laminate tile.
CEILINGS:	Plater, drywall, ceiling tile
WINDOWS:	PVC, wood and aluminum
EXTERIOR:	Vinyl
INTERIOR:	Plaster, drywall, paneling
PARKING:	Single drive gravel, multiple parking
OUTBUILDINGS:	3 Outbuildings
LOT SIZE:	43.77 Acres irregular (MPAC)
ZONING:	EP & RU

TAXES:	\$3,800.00 (2024)
ROLL #:	110401009002600
PIN #:	451280293
HEATING:	Forced air – oil, 1 Woodstove main - propane
COOLING:	Forced air, electric
RENTALS:	Propane tanks - Tyendinaga
WATER:	Well - dug, water softener system
HOT WATER:	Owned – oil.
WASTE:	Septic
HOME INSPECTION:	Full version available at: <a href="http://www.gogordons.com">www.gogordons.com</a>
LOT DESCRIPTION:	Hobby farm, rolling fields, Millhaven creek runs through, private, 15 minutes to Kingston.
INCLUSIONS:	Propane stove, water softener as is
SUGGESTED DEPOSIT:	\$20,000.00
SUGGESTED CLOSING:	Immediate

## Visit Website:

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