



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

Set on over 14 acres of serene countryside, this charming ranch-style bungalow offers space, character, and endless possibilities. The open-concept living and dining area is enhanced by a decorative fireplace, with garden doors leading to a sunroom bathed in natural light. Skylights enhance the airy atmosphere, while a wraparound verandah invites you to enjoy peaceful views in every season. The pine kitchen, complete with a convenient pass-through to the dining room, blends rustic charm with everyday functionality.

The home features two generously sized main-floor bedrooms, including a primary bedroom with a full ensuite bathroom. A walk-in closet with a window provides both storage and natural light, adding to the room's unique appeal. The second bedroom is equally spacious, making it ideal for guests or a home office.

Outside, the property's acreage offers privacy, space for outdoor activities, or even the potential for hobby farming. A detached three-car garage provides ample storage for vehicles and equipment, making it perfect for those who appreciate country living with modern conveniences.

Whether you're seeking a peaceful retreat or a place to create your dream rural lifestyle, this picturesque home is a rare find 6.5 km from downtown Brighton.

Property Details

ADDRESS: 426 Fiddick Road, Brighton, ON K0K 1H0

TYPE: Detached bungalow

LEGAL DESCRIPTION: PT LT 13 CON 2 CRAMAHE PT 1,
38R2657; CRAMAHE

SQ. FT:	1,290 +/- sq. ft. (MPAC)
BEDROOMS:	2
BATHS:	2; 1-3pc ensuite, 1-4pc with skylight
LAUNDRY:	Basement laundry room
BASEMENT:	Full, mostly finished with a rec room, propane gas stove, and workshop with built-in shelving and a workbench. Walk up to the backyard.
AGE:	1987 (38 years old)
ELECTRICAL:	200-amp electrical panel
ROOF:	Asphalt shingles
FOUNDATION:	Concrete block
INTERIOR:	Hardwood and pine floors
EXTERIOR:	Wood board siding, wraparound covered verandah
PARKING:	Single wide gravel drive, parking for 8 + vehicles
GARAGE:	Detached three-car garage with loft area, workshop space and an enclosed lean-to
LOT SIZE:	980.9' x 655.57' (slightly irregular 14.53 Acres as per Geowarehouse / MPAC)
ZONING:	RU – 1 Rural Residential Zone
TAXES:	\$5,022 (2024)
ROLL # / PIN #	141101102005606 / 511520105

HEATING:	Forced air propane furnace
FIREPLACE:	Decorative only – wood stove is red tapped, not connected to chimney and chimney is not properly vented through the roof) and propane gas stove in the sunroom and rec room
COOLING:	Central AC system
RENTALS:	Propane tanks
ANNUAL PROPANE COST:	\$2,300 +/- per year
ANNUAL ELECTRICITY:	\$72 per month, equal billing
WATER/WASTE:	Private well with UV system / septic system
LOT DESCRIPTION:	Natural landscape with mature trees
CHATELS INCLUDED:	Bell satellite dish, basement workbench/shelves, fridge, stove, washer, dryer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$25,000
SUGGESTED CLOSING:	Immediate

Visit Website:

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