



EasEast **ESTATE SERVICES**

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 235 Victoria Avenue, Gananoque, where charm meets convenience in a tranquil, family-friendly neighborhood. This circa 1920 bungalow exudes a serene ambiance and timeless appeal.

Step inside to discover the inviting main floor layout, featuring a generously sized living room bathed in natural light. Adjacent to the living room, the well-appointed kitchen offers both functionality and efficiency. A four-piece bathroom caters to daily needs, while two spacious bedrooms provide comfortable accommodations for the entire family. The primary bedroom includes a double closet, enhancing organization and storage solutions.

Outside, the backyard features a deck and a workshop/shed space, perfect for hobbies and storage.

With its blend of character, comfort, and functionality, 235 Victoria Avenue presents an exceptional opportunity to embrace the serene lifestyle of Gananoque, all within reach of local amenities, schools, and parks. Don't miss your chance to make this charming property your new home.

# Property Details

**ADDRESS:** 235 Victoria Ave, Gananoque, K7G2S3

**TYPE:** Residential Single Family

**LEGAL DESCRIPTION:** PART LOT 347 W GANANOQUE RIVER PL  
86 AS IN LR255225; GANANOQUE

SQ. FT:	809; above grade (MPAC).
BEDROOMS:	2
BATHS:	1; 4-pc.
LAUNDRY:	Main level.
BASEMENT:	Partial Cellar.
AGE:	104 years (1920).
ELECTRICAL:	100 - amp breaker.
ROOF:	Metal.
FOUNDATION:	Poured Concrete.
FLOORS:	Hardwood, Ceramic Tile.
CEILINGS:	Drywall, plaster.
WINDOWS:	PVC thermal glazed.
EXTERIOR:	Vinyl Siding.
INTERIOR:	Drywall, Plaster. Wallpaper.
PARKING:	Single wide 2 car, gravel shared driveway.
LOT SIZE:	28.20' x 119.62'.
ZONING:	Residential
TAXES:	\$1656.96 (2023)

ROLL #:	081400001046000.
PIN #:	442530308.
HIGH SPEED INTERNET:	Available.
HEATING:	Forced Air Gas.
COOLING:	None.
COSTS:	Gas (Enbridge \$195/mth), Hydro \$60/mth, Town of Gananoque \$300/every 3/mth.
RENTALS:	Furnace (Reliance Home Comfort \$107.34/mth.
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Full version available at: <a href="http://www.gogordons.com">www.gogordons.com</a>
LOT DESCRIPTION:	Landscaped, partially fenced.
INCLUSIONS:	Built-in microwave, stove, fridge, washer, dryer.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	\$20,000.
SUGGESTED CLOSING:	Immediate.

## Visit Website:

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