



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

This beautifully finished 3-bedroom 2+1 bathroom raised bungalow in Amherstview is loaded with upgrades.

The main floor has hardwood and tile throughout and includes a split front entrance that lends itself perfectly to an in-law suite, and direct entry to the fully insulated oversized 2-car, 3 bay door, drive through garage. The large main floor living room features a gas fireplace and large windows. The kitchen/dining area features upscale finishes and appliances and a patio door leading to the deck and private rear yard. The main floor is also home to a large primary bath, a secondary bedroom and the primary bedroom which features an oversized walk-in closet and 3 piece ensuite bath with high end finishes.

The finished basement featured a third, oversized bedroom, large recreation room, utility room, 2 piece bath and a walk out to the rear patio.

The rear yard features a large deck, lower patio, storage shed and steel gazebo.

With it's prime location, high end finishes and conveniences, 79 Speers Avenue in Amherstview could be the perfect place to call home.

Property Details

ADDRESS: 79 Speers Boulevard Amherstview, Ontario K7N1Y8

TYPE: Single family residential

LEGAL DESCRIPTION: PT LT 141 PL 1081 PT 15 & 16 29R8156; S/T LA243668; LOYALIST

SQ. FT:	1182 above grade, 1182 below grade. (MPAC)
BEDROOMS:	3; 2 on main level, 1 in finished basement.
BATHS:	3; 4 piece main, 3 piece ensuite in master, 2 piece in finished basement.
LAUNDRY:	In basement
BASEMENT:	Full basement, fully finished, walkout.
AGE:	18 years (2004)
ELECTRICAL:	100 amp breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete block.
FLOORS:	Hardwood, ceramic, carpet, concrete.
CEILINGS:	Drywall.
WINDOWS:	Vinyl.
EXTERIOR:	Vinyl siding, brick veneer.
INTERIOR:	Drywall.
PARKING:	4 cars in double wide private driveway.
GARAGE:	Double car garage with 3 garage doors (one goes to the back pad).
LOT SIZE:	53.22' x 115.0' (Geowarehouse)
FIREPLACE:	Natural gas fireplace in main floor great room.
ZONING:	R1-7

TAXES:	4738.66 (2021)
ROLL #:	1104010080007940000
PIN #:	451311075
HIGH SPEED INTERNET:	Available (Cogeco).
HEATING:	Forced air natural gas.
COSTS:	Natural gas: \$1100./yr, electricity: \$1100/yr., water/sewer: \$1750/yr.
COOLING:	Central air conditioning.
RENTALS:	Furnace, hot water tank, air conditioner (Reliance). Rental cost: \$192/month.
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Full version at WWW.GOGORDONS.COM
LOT DESCRIPTION:	Level, manicured, landscaped.
CHATELS INCLUDED:	Fridge, stove, dishwasher, washer, dryer.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	\$20000
SUGGESTED CLOSING:	Immediate.

Visit Website:

- Full Home Inspection Report
- Schedule B
- Floor Plans
- Virtual Tour