



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 freshly painted three-bedroom side-split home combines comfort and charm in a quiet, established neighbourhood. The main level features a bright, sunken family room with an east-facing bay window and hardwood floors, alongside an open-concept dining room and an updated kitchen (2013) with sleek Corian counters, ceramic backsplash and updated stainless appliances. There is a garden door off the kitchen leading to the backyard deck.

The primary bedroom offers direct access to the family bathroom, complete with a ceramic and glass surround air jet tub/shower. All three bedrooms are finished with comfortable carpet.

The lower level expands the living space with a finished rec room highlighted by a warm brick surround gas fireplace, ideal for family gatherings or relaxing evenings. There is a bright finished laundry/utility room open to an unfinished, insulated half-basement storage area. Thoughtful updates throughout the home add modern convenience while preserving its inviting character.

Outside, the property is surrounded by mature gardens and trees, interlocking brick, and a covered walkway to the garage. The backyard offers a semi-private retreat with a wood-framed gazebo featuring screens and hydro, making it perfect for enjoying summer evenings outdoors.

This home is a welcoming blend of style and comfort, in a safe and established neighbourhood.

Property Details

SQ. FT:	1,129 +/- sq. ft. (MPAC)
BEDROOMS:	3. The primary bedroom has bathroom access
BATHS:	1 – 4pc second floor, heated floors, jet tub
LAUNDRY:	Basement laundry room
BASEMENT:	Fully finished with rec room, fully insulated crawl space with 3 sump pumps
AGE:	1974 (51 years old)
ELECTRICAL:	A 200-amp breaker panel in the garage is connected to a 100-amp subpanel in the basement. Plug for a generator in the garage only operates the sump pump. House rewired in 2010
ROOF:	Asphalt shingles (2020) Rick Graves Roofing
FOUNDATION:	Concrete block
SUMP PUMP:	Sump pump with 2 back-ups, including a Liberty water-powered backup pump that operates using municipal water pressure (so it can run even when the house power is out). The generator plug-in garage operates only the sump pump.
INTERIOR:	Stucco and flat drywall ceilings, hardwood, floor tiles, carpets, and Corian countertops, vinyl windows with exception of front bay window
EXTERIOR:	Brick and aluminum siding, rear deck, covered front verandah
PARKING:	Paved, double-wide drive, parking for 6 vehicles
GARAGE:	Attached oversized 1.5 car garage with room for storage and workshop, partially finished and insulated with attic access, EGDO
LOT SIZE:	130' x 116' (MPAC)

ZONING:	RR – Rural Residential Zone
TAXES:	3,143 (2024)
ROLL # / PIN #	120421102535103 / 404230143
HEATING:	Forced air gas furnace (2013 - serviced annually by Fred's Burner Service)
FIREPLACE:	Gas fireplace (serviced annually by Fred's Burner Service)
COOLING:	AC system – older but works with no issue every year
RENTALS:	Hot water tank (Reliance - \$44.48/month), Water Softener (Culligan \$30.05/month)
ANNUAL COSTS:	Enbridge Gas \$1,351, Hydro \$1,163
WATER:	Municipal \$35 +/- per month
WASTE:	Septic system – repairs recommended by inspection, all completed Oct 2025
LOT DESCRIPTION:	Level, fenced backyard, screened-in gazebo with power
CHATELS INCLUDED:	Microwave, dishwasher (2024 – 3 yr warranty), fridge, stove (2025 – 3 yr warranty), piano & bench, washer & dryer (2013) and gazebo
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

- Home and Septic Inspection Report
- Zoning Provisions & Schedule B
- Property Video
- Floor Plans & Virtual Tour