GORDON'S
DOWNSIZING &
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** to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

First time for sale in 57 years!

Discover 2305 Wagner Crescent, a charming three-bedroom, corner lot brick bungalow featuring dual aspect driveways and a courtyard-style backyard with an above-ground saltwater pool and coy pond.

This mid-century home offers a connected living and dining room with large bay windows, crown mouldings, hardwood floors (some preserved under carpets) an efficient kitchen with a solar tube, and a lovely four-season solarium extension.

The mostly original lower level is ready to accommodate your future needs. There is a rec room with a gas fireplace and an open 3 pc. bath and other opportunities for the space limited only by your imagination.

A prime location, just a 15-minute walk to the GO Station and Mall, a 30-minute ride to Union Station and the start of the Niagara Wine region, and close to the sports complex, library, YMCA, schools, doctors' offices, and all the best shops!

Visit Website:

- Home Inspection Report
- Zoning Provisions
- Aerial Video
- Schedule B
- Floor Plans + Virtual Tour

Property Details

ADDRESS: 2305 Wagner Crescent, Burlington ON L7R 1S8
TYPE: Detached bungalow
LEGAL DESCRIPTION: LT 68, PL 482; BURLINGTON

SQ. FT:	1,165 (+/- sq. ft. per MPAC Assessment)
BEDROOMS:	3 (and maybe a 4th in the basement)
BATHS:	1-4pc main floor and 1-3pc basement (open to the laundry room)
LAUNDRY:	Basement laundry hook ups
BASEMENT:	Full, partly finished with rec room and bathroom
AGE:	1954 (66 years old)
ELECTRICAL:	100 amp panel
ROOF:	Asphalt shingles
FOUNDATION:	Concrete block
FLOORS:	Hardwood, carpet, ceramic and floor tile
CEILINGS:	Drywall/plaster/ceiling tile
WINDOWS:	Vinyl
EXTERIOR:	Brick and vinyl siding
PARKING:	Two paved driveways, parking for 3 vehicles
GARAGE:	None
LOT SIZE:	120.01’ x 57’ (corner lot)
ANNUAL COSTS:	Gas $1,150, Hydro $362, Utilities $593
ZONING:	R3.2 Residential Zone
TAXES:	$4,800 (2021-calculated)
ROLL #:	24020501508100

PIN #:	070680012
HEATING:	Forced air gas furnace (2021)
COOLING:	Central AC
RENTALS:	Gas hot water heater (if rented)
WATER:	Municipal
WASTE:	Sewers
LOT DESCRIPTION:	Level corner lot with fenced back yard and above ground saltwater pool and small water feature pond
CHATTELS INCLUDED:	Gas stove, fridge, dishwasher
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	$50,000
SUGGESTED CLOSING:	Immediate

NOTES FROM THE OWNER:

There are so many reasons to love this home…

- The biggest one I think is proximity to the Burlington GO Station. It is literally a 15 minute (1.8 KM) walk. I believe it's a 30 minute ride to Union Station. The same plaza as the GO Station houses a Walmart Super Centre? There are two Medical buildings – doctors, dentists etc.- across the street.

- Burlington's largest Mall is 1.4 KM away. It has a Good Life Fitness and one of Canada's biggest Canadian Tires. All the normal Mall stores for an upper end mall are there. All just been renovated over the last several years.

- Closest Shoppers Drug Mart with Post Office is 1.4 KM away (less if you walk through the Park) in

Roseland Plaza and the Plaza houses one the largest Dutch bakery and butcher shops in the Region. That area of Burlington houses a very large Dutch community.

- Central Sports Hockey Arena Complex, Tennis Club, Ball Diamonds, Play Grounds, Central Library and Burlington Family Y with a big swimming pool are all 5 minute walks down the street. They are all part of Burlington Central Park that is a large green space that starts one small block to the East. It's a nice big park, great for dog walking. They used to host concerts in the park but I don't know if they still do.

- Burlington Central High and Public school, as well as St John's Elementary School and Church are 1.4 KM (12 minute walk) to the West, all in the same corner on Brant Street.

- The downtown core (Brant Street) which has all been redone - usual shops and great restaurants is all about 2 KM away and ends at Lake Ontario where there is another park (Spencer Smith) that holds all kinds of events – BBQ Competitions and Art Festivals in the summer. The hotels, shopping and restaurants rival anything in the Region.

- The whole area is very bike friendly.

- Plenty of world class golf courses in the area, nature hiking on the Niagara Escarpment and you are a 30 minute drive to the heart of the Niagara Wine region and less than an hour to Niagara Falls.