



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

Discover the epitome of countryside waterfront living at 313 Mud Lake Road, an idyllic property nestled in the tranquil northwest of Odessa.

Backing onto conservation land and Millhaven Creek, this charming family home boasts a brick facade and dual attached garages, this home welcomes you with a circular driveway framed by mature trees and meticulous landscaping, offering an inviting first impression.

Step inside to find a warm and inviting interior. The main level showcases a seamless flow between spaces, highlighted by the allure of a fireplace gracing the living and dining room, perfect for cozy gatherings. A captivating stone wall in the sitting room, complete with a wood-burning stove, exudes rustic elegance, while an enclosed sunroom invites you to relax and unwind while soaking in the natural light.

The main floor presents convenience with a laundry area and two generously sized bedrooms accompanied by a well-appointed 2pc bathroom. Ascend to the second level to discover two more bedrooms, including a primary suite featuring a walk-in closet with additional insulated attic space, offering versatility.

Noteworthy large bay windows throughout the residence provide beautiful natural light, casting a welcoming ambiance in the living spaces. The scenic backdrop of a ravine behind the house adds a picturesque touch, inviting you to savor peaceful moments outdoors.

The basement presents boundless opportunities, with the potential to craft a secondary suite featuring a private entrance and access to the attached garage. Additionally, this level boasts a spacious bedroom and a convenient 4pc bathroom, offering flexibility and functionality.

Imbued with character and potential, this property encapsulates the essence of tranquil living while offering the prospect of personalized spaces. Seize the chance to make 313 Mud Lake Road your haven, where countryside allure meets the comforts of home.

Property Details

ADDRESS: 313 Mud Lake Road - R. R. #3, Odessa

TYPE: Single-family detached

LEGAL DESCRIPTION: PT LT 37 CON 4 ERNESTOWN AS IN LA153545; LOYALIST

SQ. FT:	2,124 above grade, 1,776 below grade (MPAC)
BEDROOMS:	5; 2 on main level, 2 on upper level, 1 on basement level.
BATHS:	3; 2 piece on main level, 4 piece on upper level, 4 piece on basement level.
LAUNDRY:	Main level
BASEMENT:	Finished
AGE:	58 years (1965)
ELECTRICAL:	100-amp breaker & glass fuse panels.
ROOF:	Asphalt shingles.
FOUNDATION:	Poured Concrete
FLOORS:	Wood, ceramic, stone, vinyl, carpet.
CEILINGS:	Drywall, plaster.
WINDOWS:	Wood, vinyl.
EXTERIOR:	Brick

INTERIOR:	Drywall, stone.
PARKING:	Single wide asphalt circular driveway
GARAGE:	2; single attached at front of house, single attached at rear of house.
LOT SIZE:	200.06 ft x 307.13 ft.
ZONING:	RR
TAXES:	\$ 6,212.47 (2023).
ROLL #:	110401015009200
PIN #:	451220245
HIGH SPEED INTERNET:	Available
HEATING:	Electric baseboard heaters, Fireplace, wood burning stove.
COOLING:	None
WATER:	Well
WASTE:	Septic
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Mature trees, landscaped, private lot.
INCLUSIONS:	Fridge, stove, dishwasher, washer, dryer.
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

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