



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

Nestled amongst the trees on a quiet country road, this exceptional three-bedroom log home offers the perfect blend of natural beauty and modern comfort.

The interior of this home is truly a work of art. The bespoke design showcases a rustic aesthetic in both the living room and separate dining room with exposed beams and a heavy stone surround fireplace in the living room, evoking a sense of warmth and coziness.

Floor-to-ceiling windows bathe the chef's kitchen in natural light and really sparkle off the leathered granite counters, Fisher & Paykel fridge and Profile gas stove.

All three bedrooms, two full bathrooms and a lovely lounge area are tucked into the eaves of the second floor. The master suite is a private retreat within this home, offering lots of space to unwind and an ensuite bathroom with skylights and large walk-in shower.

The basement is finished to the same high standards as the rest of the home, featuring high quality finishes and craftsmanship throughout. Rooms include a family room with gas stove, two flex rooms for office/studio or guest bedroom and plenty of extra space for storage or to customize according to your needs.

As you approach the property, you'll immediately notice the detached board and batten garage, providing ample space for your vehicles and additional storage.

Step onto the grounds, and you'll discover a charming screened-in gazebo, perfect for enjoying the serene

surroundings and hosting outdoor gatherings. The stone gardens add a touch of elegance to the landscape, creating a picturesque setting.

Conveniently located 17 km north of the 401, 44 km from Picton and 30 km from Napanee.

## Property Details

**ADDRESS:** 971 Naphan Road, Roslin ON K0K 2Y0

**TYPE:** Detached 1 ¾ story home

**LEGAL DESCRIPTION:** PT LT 31 CON 9 TYENDINAGA PT 1 21R13260; TYENDINAGA; COUNTY OF HASTINGS

SQ. FT:	2,030 (+/- sq. ft. as per MPAC Assessment) plus a fully finished basement
BEDROOMS:	3
BATHS:	3; 1-2pc main, 1-4pc second floor, 1-4pc ensuite (double vanity and large shower stall)
LAUNDRY:	Main floor laundry closet
BASEMENT:	Fully finished with den, workshop, studio or hobby room, wine cellar, sump pump in furnace room
AGE:	1995
ELECTRICAL:	200 amp breaker panel
ROOF:	Metal
FOUNDATION:	Concrete block
FLOORS:	Oak, pine, engineered hardwood and tile
INTERIOR:	Post and beam house, drywall, skylights
EXTERIOR:	Log house, board and batten, exterior lighting, screened-in gazebo, shed
PARKING:	Gravel drive, space for 5+ vehicles

GARAGE:	Detached 1.5 car garage with EGDO
LOT SIZE:	150' x 300' (approximately 1.025 acres)
OUTBUILDINGS:	Storage shed or bunkie with loft
ZONING:	RR – Rural Residential Zone
TAXES:	\$3,531 (2022)
COSTS:	Propane \$290/month Hydro \$155/month
ROLL #:	120100004009201
PIN #:	405660062
HEATING:	Forced air propane furnace, electric hot water heater
FIREPLACE:	Stone surround wood fireplace
COOLING:	Central AC
RENTALS:	Propane tanks
WATER:	Private 58' drilled well – located in front yard with UV purification system
WASTE:	Septic bed – 18 years old
LOT DESCRIPTION:	Sloping lot – heavily treed, multiple rock gardens with perennial plantings, wood and stone fence
CHATELS INCLUDED:	Dryer, gas stove, fridge, washer, dishwasher, satellite dish, decorative iron radiator and outside stone and glass table
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$50,000
SUGGESTED CLOSING:	90 to 120 days

NOTE: municipal taxes include bi-weekly recycling pick up. Garbage pick up is from a private provider at a cost of \$3.50 / bag