



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

Welcome to Quarry Hollow Adult community – a meticulously crafted 2-bedroom townhouse-style condominium designed for comfort and convenience.

The well-appointed eat-in kitchen with appliances included adjoins the cozy southwest-facing living room featuring a gas fireplace that warms both body and soul. Step onto the back deck through garden doors overlooking greenspace.

The primary bedroom offers a natural view and has a full ensuite bathroom. Daylight light fills the den/second bedroom at the front of the house, thanks to a charming bay window, creating an inspiring space for work, hobbies, or quiet contemplation.

This townhouse is thoughtfully built slab on grade, ensuring a seamless and accessible living experience. An attached fully insulated garage adds to the practicality, offering shelter for your vehicle and extra storage space.

The Quarry Hollow Adult community is tucked out of the way on a quiet dead-end street, backing on green space owned by the condo corporation within walking distance to downtown, and provides not only a residence but a lifestyle.

Embrace the ease of maintenance-free living in a community designed with your comfort and well-being in mind, making it a perfect home for those seeking a relaxed and sophisticated living experience.

Property Details

ADDRESS: 9-9 Richardson Lane Madoc K0K 2K0

LEGAL DESCRIPTION: See Schedule B

SQ. FT:	950 +/- sq. ft.
BEDROOMS:	2
BATHS:	1.5 4pc ensuite bathroom and 2pc powder room
LAUNDRY:	Laundry closet with stackable washer/dryer
BASEMENT:	None – slab on grade
AGE:	2005 (19 years per MPAC)
ELECTRICAL:	100 amp breaker panel
ROOF:	Asphalt
INTERIOR:	Carpet and ceramic, kitchen and bathroom faucets updated 12/2023
EXTERIOR:	Brick and Stone, backyard facing south/west
PARKING:	Single wide paved drive and Single car attached insulated garage, total parking for 2 vehicles
CONDO MANAGEMENT:	Royal Property Management
ZONING:	R4 – High Density Residential Zone
CONDO FEES:	\$ 409.67 / month (includes water/sewer, snow removal of common areas)
TAXES:	\$2,204 (2023)
ROLL #:	123013801527609
PIN #:	408460009
HEATING:	Forced air gas furnace with HVAC system
COOLING:	Central AC

RENTALS:	Gas Hot water heater – Reliance (\$17.58 December 7 to January 5, 2024)
ELECTRICITY:	Hydro One (\$97.25 November 25 to December 22, 2023)
GAS:	Enbridge (\$177.38 November 29 to December 27, 2023)
WATER/WASTE:	Municipal / Sewers with Culligan water softener
CHATELS INCLUDED:	Fridge, stove, washer, dryer, dishwasher and microwave
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

- Status Certificate
- Full Zoning Provisions
- Property Video
- Schedule B
- Floor Plans + Virtual Tour