



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

Large executive style 3 bedroom, 2.5 bathroom family home on a 149' x 191' lot just outside the City of Thunder Bay.

Featuring multiple bay windows, large principal spaces and mostly original finishes, this home offers the perfect opportunity to update and add value.

The unique floor plan situates the kitchen, living room, dining room and bedrooms all on the second floor. The main level offers a family room with wood burning fireplace and 3 season sunroom accessed by the interior and from the built in two car garage.

There is a detached 28' x 32' workshop, drywalled, insulated and wired which would make an ideal studio or hobby space.

The property backs onto undeveloped land adjacent to the Nordic Trails and around the corner from Kamview Nordic Centre, 9 km to the airport and 15 km to Lakehead University.

Property Details

ADDRESS: 1044 Deepwood Dr, Thunder Bay, P7J1H7

TYPE: Detached 2 story home

LEGAL DESCRIPTION: PCL 21-1 SEC M424; LT 21 PL M424
NEEBING SRO S/T, IF ENFORCEABLE, EXECUTION NO.
T710; S/T LT171052; THUNDER BAY

SQ. FT:	3,350 +/- sq. ft (as per MPAC)
BEDROOMS:	3
BATHS:	2.5
LAUNDRY:	Main floor
BASEMENT:	Crawlspace – unfinished with 5’ ceiling height
AGE:	1987 (35 years old)
ELECTRICAL:	200 amp panel
ROOF:	Asphalt shingles
FOUNDATION:	Poured concrete
FLOORS:	Parquet, vinyl, carpet and brick
INTERIOR:	Central vac system
WINDOWS:	Vinyl
EXTERIOR:	Brick and MDF Hardboard with covered front porch
PARKING:	Gravel drive with curbs, space for 8 vehicles
GARAGE:	Attached two car garage
LOT SIZE:	150’ x 192.09’ (0.67 acres as per MPAC) with detached 28’ x 32’ workshop
WORKSHOP:	Detached 28’ x 32’ drywalled, wired
ZONING:	UR – Rural Zone

TAXES:	\$7,589 (2021)
ROLL #:	580403010615820
PIN #:	622470060
HEATING:	2 forced air gas furnaces
FIREPLACE:	Wood burning masonry fireplace in family room
COOLING:	None
RENTALS:	Hot water tank
WATER:	Municipal
WASTE:	Septic
LOT DESCRIPTION:	Gently rolling 0.67 acre lot
CHATELS INCLUDED:	Light fixtures and window coverings
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

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