



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

Location, location, location!

A quiet country getaway that's only a short distance to Kingston and Highway 401. This four-bedroom, two bathroom raised bungalow is located on over an acre of prime land in the picturesque Village of Moscow in Camden East.

On the main floor, you will find 3 large bedrooms, a 4 piece bathroom, eat-in kitchen and extra large living / dining room that features great views from the bay windows.

With a split level entrance and raised basement level boasting large windows throughout, this home lends itself perfectly to the installation of a second unit or in law suite.

The oversized attached garage has loads of potential to be used as a workshop or converted into anything you can think of.

With your updates and finishing touches, 4313 County Road 6 could be the home you've been looking for.

Property Details

ADDRESS: 4313 County Road 6 Camden East, On. K0K3N0

TYPE: Single family residential

LEGAL DESCRIPTION: PT LT 45 CON 5 CAMDEN EAST PT 1
29R5220; STONE MILLS

SQ. FT:	1408 above grade, 1364 below grade (MPAC).
BEDROOMS:	4; 3 on main floor, 1 on lower level.
BATHS:	2; 4 piece on main floor, 3 piece on lower level.
LAUNDRY:	In basement.
BASEMENT:	Full, Partially finished.
AGE:	32 Years (1991).
ELECTRICAL:	200 amp breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete block.
FLOORS:	Hardwood, ceramic, carpet, vinyl.
CEILINGS:	Drywall, plaster.
WINDOWS:	Wood, metal.
EXTERIOR:	Brick, vinyl siding.
PARKING:	10+ Vehicles.
GARAGE:	Attached double wide garage.
LOT SIZE:	164.77' x 276.86' – 1.047 acres (Geowarehouse).
ZONING:	HR.
TAXES:	\$3407.00 (2022)
ROLL#:	1124050050145100000
PIN #:	450610134

HEATING:	Forced air electric, Wood stove in basement.
COOLING:	None.
RENTALS:	Hot water heater (Reliance).
WATER:	Drilled well.
WASTE:	Private septic system.
HOME INSPECTION:	Full version available at www.gogordons.com
LOT DESCRIPTION:	Large lot, flat, mature trees, backs onto farm land.
CHATELS INCLUDED:	Fridge, Stove, dishwasher, washer, dryer, hot tub (untested).
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	\$20000
SUGGESTED CLOSING:	Immediate.

Visit Website:

- Full Home Inspection, water potability reports
- Full Zoning Provisions
- Water Test
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour