



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 on a private, heavily treed 2+ acre lot in Foxboro, this nearly century-old country home exudes warmth and character with its charming wood siding and Southwestern exposure.

Inside, the main floor features a homey living room, a separate dining room open to the kitchen, and a convenient laundry/mudroom, all complemented by a three-season sunroom that invites you to enjoy the surrounding nature. The living room has a south-facing picture window and a cozy woodstove, creating the perfect space to gather on cool evenings.

Upstairs, you'll find two comfortable bedrooms and a spacious open area ideal for guests, a home office, or a quiet reading nook. The home's layout provides flexibility for modern living while retaining its original country charm. The open space could be converted into a third bedroom by adding a wall.

Perfect for hobby farmers or nature enthusiasts, the property includes several outbuildings—a two-story post-and-beam barn, chicken barn with additional coops, a woodshed, and storage sheds—offering endless possibilities for small-scale farming, workshops, or creative projects.

This well-loved home is ready for your updates and finishing touches, providing the opportunity to craft your own country retreat in a natural setting located 8 km north of the 401.

# Property Details

**ADDRESS:** 165 Mudcat Road, Belleville, K0K 2B0

**TYPE:** Detached 1.5 story home with outbuildings/barns

**LEGAL DESCRIPTION:** PT LT 4 CON 6 THURLOW AS IN QR155946; BELLEVILLE; COUNTY OF HASTINGS

|               |   |
|---------------|---|
| SQ. FT:       | 1,773 +/- sq. ft. (MPAC)  |
| BEDROOMS:     | 2 + den (or 3 <sup>rd</sup> bedroom by adding a wall)   |
| BATHS:        | 2; 1-3pc main, 1-2pc second floor   |
| LAUNDRY:      | Main floor laundry/mudroom  |
| BASEMENT:     | Unfinished cellar with crawl space below the addition   |
| AGE:          | 1935 (90 years old)   |
| ELECTRICAL:   | 100 amp breaker panel   |
| ROOF:         | Metal roof  |
| FOUNDATION:   | Concrete block and stone  |
| INTERIOR:     | Carpet, vinyl floors, drywall, paneling and stucco  |
| EXTERIOR:     | Stone and wood siding, wheelchair ramp, BBQ deck  |
| PARKING:      | Circular gravel drive, parking for 10+ vehicles   |
| GARAGE:       | Detached garage/workshop with metal roof  |
| LOT SIZE:     | 325.51' x 293.87' (2.134 acres - MPAC)  |
| OUTBUILDINGS: | Attached woodshed, storage shed(s), small chicken coop(s), two-story chicken barn with loft, two-story barn with tractor/equipment storage, livestock pens and a post and beam loft. 9 outbuildings in total. |

|                      |  |
|----------------------|--|
| ZONING:              | RR – Rural Residential Zone  |
| HEAT COSTS PER YEAR: | Burn up to two cords of wood cut from the property.  |
| TAXES:               | \$2,184.50 for 2024  |
| ROLL # / PIN #       | 120810004529600 / 405260182  |
| HEATING:             | Forced air oil furnace (2023, 910 L), wood stove   |
| FIREPLACE:           | Wood stove   |
| COOLING:             | Lovely natural cross breezes   |
| RENTALS:             | None known   |
| WATER/WASTE:         | 2 Wells (one serves the house and one serves the barn) / septic system with 2 greywater tanks. There is a cistern that is connected. |
| LOT DESCRIPTION:     | Heavily covered with mature trees  |
| CHATELS INCLUDED:    | Fridge, washer, dryer, satellite dish, anything remaining on, in, or around the property on closing                                  |
| FIXTURES EXCLUDED:   | None   |
| SUGGESTED DEPOSIT:   | \$25,000   |
| SUGGESTED CLOSING:   | Flexible   |

## Visit Website:

- Home, WETT, Septic and Well Inspection Report
- Zoning Provisions
- Property Video
- Schedule B
- Floor Plans + Virtual Tour