



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 1084 Moon Road!

Set on nearly 17 acres of private countryside, this property is a wonderful home, an equestrian retreat and a rural haven. Tucked far back from the road with its own long driveway, it offers peace, privacy, and a natural setting that has been free of agricultural chemicals for more than 30 years.

Horse enthusiasts will find everything in place: a full-size sand riding ring, electrobraid- fenced pastures, and a barn with four stalls (expandable to six), hay storage, tack/feed storage room, and a woodworking shop. An additional hay barn provides even more storage for round bales, an additional stall and run-in for horses. Two chicken coops, a small goat barn, and fenced orchard and gardens make this a true turn-key hobby farm.

The residence itself blends rustic warmth with modern updates. The open-concept living and dining space is filled with natural light and anchored by a woodstove, exposed beams, and wide windows overlooking the grounds. The custom-designed kitchen is practical and stylish, featuring stainless steel appliances, ample storage, and a thoughtfully planned workspace. Upstairs, two bedrooms showcase beautifully restored wood floors, with a large open area ideal for an office, hobby space, or easily converted into an additional bedroom. A large bathroom completes the upstairs floor.

The main-floor addition provides its own retreat with a bedroom, full bath, and laundry. Its highlight is a spacious studio adorned with natural wood finishes, soaring ceilings,

expansive windows, and built-in bookshelves — an inspiring space for artists, hobbyists, or anyone who craves room to create.

Practical updates ensure comfort and efficiency: a durable metal roof, in floor propane- fired heating, a high-efficiency heat pump, and a grid-tied 10kW solar panel system feeding back to the grid. Together, they offer both sustainability and reduced operating costs.

The property has been designed inside and out with environmental sustainability in mind, with a focus on natural building materials and insulation, for example the straw-bale construction of the addition.

Ten minutes from the town of Verona, and an easy commute to Kingston, there is ample shopping, activities, and opportunities to become part of the vibrant community in the area. You are also only half an hour's drive to Highway 401, to Frontenac Park, and to the lovely towns of Sharbot Lake, Westport and Sydenham.

With nearly 17 acres of meadows, orchards, gardens, and woodlands, 1084 Moon Road is a rare opportunity to live sustainably, creatively, and in harmony with nature — all while giving your horses a home as comfortable as your own.

This lifestyle retreat is ready for its next chapter.

Visit Website:

- Full Home Inspection Report & Full Zoning Provisions
- Total Property Video & Schedule B
- Floor Plans & Virtual Tour

Property Details

ADDRESS: 1084 Moon Road, Godfrey, Ontario K0H1T0

TYPE: Single family residential

LEGAL DESCRIPTION: PT LT 4 CON 3 HINCHINBROOKE PT 3,
13R1170 EXCEPT PTS 1-3, 13R8896; CENTRAL FRONTENAC

SQ. FT:	2,783 above grade (MPAC).
BEDROOMS:	3; 2 on top floor, 1 on main floor addition.
BATHS:	2; Full bath on main floor in addition featuring soaker tub with shower, full bath on second floor featuring soaker tub with shower.
LAUNDRY:	Main floor laundry.
BASEMENT:	Crawl space.
AGE:	36 years (1989).
ELECTRICAL:	200 Amp breaker panel, 10Kx grid tied solar panels (owned, 1 year old).
ROOF:	Metal.
FLOORS:	Concrete, hardwood.
CEILINGS:	Drywall, plaster, exposed beam, wood.
WINDOWS:	Vinyl.
EXTERIOR:	Board and batten.
INTERIOR:	Drywall, stucco, wood. (Concrete foundation)
PARKING:	Large, private circular driveway.
LOT SIZE:	29.88' x 1698.96' – 16.83 acres (MPAC).
ZONING:	R- Rural zone.
TAXES:	\$4295.92 (2025).

ROLL # / PIN#: 103904001008701 / 361510098

HEATING: In Floor heating (propane fired boiler), Heat pump covering 4 areas (warranties expire in 2031), Wood Stove.

OUTBUILDINGS: Barn with 4 tack stalls (can be converted to 6), Hay storage area and wood working shop, outbuilding with hobby areas and areas used for goat milking and cheese making (ability to convert to garage for cars if desired), Hay barn for round bale storage and additional stall and run-in for horses, 2 chicken coops, small goat barn.

FIREPLACE: Woodstove on main floor.

COOLING: Heat pump covering 4 areas.

COSTS: Propane - \$3,910/yr, Hydro - \$2,209/yr (before net metering reduction from solar panels).

RENTALS: None.

WATER: Private drilled well.

WASTE: Private septic.

LOT DESCRIPTION: 16.83 acres, extremely private, long driveway from road is owned, large sand horse ring, fenced pasture (electrobriad fencing), fenced orchard, ample treed land, gardens, at least 30 years without the use of agricultural chemicals.

INCLUSIONS: Fridge, Stove, dishwasher, washer, dryer.

FIXTURES EXCLUDED: None.

SUGGESTED DEPOSIT: 5% of purchase price.

SUGGESTED CLOSING: 30-45 days.