



Gordons Real Estate Brokerage 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.

Gordons Real Estate Brokerage 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, Gordons Real Estate Brokerage 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

Located on a quiet crescent in Belleville's desirable west end, this beautifully updated brick 1.5-storey home combines timeless character with extensive modern improvements and a move-in-ready presentation. Set on a mature residential lot with private fenced rear yard, detached garage and paved driveway, the property offers exceptional curb appeal with landscaped gardens, updated front entry decking and attractive brick exterior styling.

Inside, the home offers approximately 1,006 sq. ft. above grade plus a finished basement, with bright, functional living spaces and a warm, inviting atmosphere throughout. The main floor features a spacious living room highlighted by a bay window providing abundant natural light, a separate dining area, an updated kitchen and a full bathroom. Upstairs are two comfortable bedrooms, while the finished lower level adds a recreation room, third bedroom, laundry area, utility/storage space and second bathroom — ideal for guests, teenagers or additional living flexibility.

Previous owners completed substantial renovations including updated windows, roof, wiring, insulation, kitchen, furnace and central air conditioning, creating a solid and efficient home with excellent long-term value.

Since purchasing the property, the current owners have continued to invest significantly in further improvements, including new basement windows, new front and rear decks, new laminate flooring throughout the home with hardwood flooring remaining underneath the main and second floors, all new interior doors, a newly paved

driveway, updated fencing, new fridge, stove, washer and dryer, and a complete interior repaint throughout.

The private fenced backyard offers an ideal outdoor setting for entertaining, gardening, children or pets, while the detached garage provides excellent storage, workshop potential or secure parking. Conveniently located close to schools, parks, shopping and transit, this property offers an outstanding opportunity for first-time buyers, professionals or downsizers seeking a turnkey home in a mature neighbourhood.

# Property Details

**ADDRESS:** 21 Wellington Crescent, Belleville ON K8P 1E1

**TYPE:** Freehold Single Family Detached

**LEGAL DESCRIPTION:** LT 15 PL 774 BELLEVILLE;

**BELLEVILLE; COUNTY OF HASTINGS**

SQ. FT:	1,119 sq ft above grade, 681 sq ft below grade (MPAC)
BEDROOMS:	3 Bedrooms (2 upstairs, 1 downstairs)
BATHS:	2 Bathrooms (1 4pc main floor, ½ bath second floor)
LAUNDRY:	Lower level
BASEMENT:	Full, finished with recreation room, bedrooms, utility & storage areas
AGE:	78 Years old, 1948 (MPAC)
ELECTRICAL:	100 Amp breaker panel
ROOF:	Asphalt shingle, front 5 +/- years and back 10 +/- years
FOUNDATION:	Concrete
FLOORS:	Laminate flooring throughout with hardwood underneath main and second floors, carpet lower bedroom
CEILINGS:	Drywall, drop ceiling on basement level
WINDOWS:	Updated vinyl windows plus new basement windows
EXTERIOR:	Brick
INTERIOR:	Updated interior finishes with fresh paint throughout, drywall
PARKING:	Private paved driveway with parking for 3 vehicles, plus garage
GARAGE:	Detached single garage
LOT SIZE:	50 ft x 85 ft (MPAC)
ZONING:	R2 – Residential Type 2

TAXES:	\$3,381 (2025, MPAC)
ROLL #:	120806018014800
PIN #:	404660063
HIGH SPEED INTERNET:	Available
HEATING:	Forced air natural gas
COOLING:	Central air
COSTS:	Elxicon Energy \$924, Water \$804.76, Gas \$1,530.94
RENTALS:	HWT Reliance \$17.33 per month
WATER:	Municipal
WASTE:	Municipal sewer
HOME INSPECTION:	Full version available at: <a href="http://www.gogordons.com">www.gogordons.com</a>
LOT DESCRIPTION:	Private fenced backyard with mature landscaping, updated front and rear decks, detached garage and landscaped gardens
INCLUSIONS:	Fridge, stove, washer, dryer, built-in microwave
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$15,000
SUGGESTED CLOSING:	90 Days

## Visit Website:

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