



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 this spacious 3-bedroom, 1.5-bathroom home offering 1,350 sq ft, plus a finished lower level with a gas fireplace, situated on a level lot facing SW with no rear neighbours in a quiet, friendly neighbourhood. This property offers a peaceful setting, ideal for families.

This home has seen numerous infrastructure updates over the years, providing peace of mind for its next owners. The roof and gutters were replaced in 2025, while the garage door was updated in 2020. The home's mechanical systems have also been well cared for, with the furnace, air conditioning, and water heater all installed in 2018. Outdoor enthusiasts will appreciate the in-ground pool, complete with a new liner and hard cover (2021), as well as an updated sand filter and pump (2022/2023), making it perfect for summer enjoyment. There is a cozy screened-in porch overlooking the pool.

Inside, the home offers a functional layout with bright and comfortable living spaces. The main living area provides a welcoming atmosphere for everyday living and entertaining, while the kitchen and dining areas offer practicality and ease of use. Three well-sized bedrooms and 1.5 bathrooms ensure there is plenty of room for family and guests.

The oversized double-attached garage offers ample space for parking, storage, or a workshop. Outside, the backyard is a true highlight with an in-ground pool, patio, stone pond/fountain feature, privacy and mature trees and gardens creating a serene outdoor retreat. The home will require cosmetic updating to your tastes.

Property Details

ADDRESS: 284 Catalina Drive, Belleville ON, K8R 1C7

TYPE: Freehold Single Family Detached

LEGAL DESCRIPTION: LT 43 RCP 1893 SIDNEY; S/T QR205286; QUINTE WEST; COUNTY OF HASTINGS

SQ. FT:	1350 (1350 First Floor, 1154 Basement) (MPAC)
BEDROOMS:	3 Bedrooms (main floor)
BATHS:	2 Baths main floor (2-piece bath, 4-piece bath)
LAUNDRY:	Washer and dryer in the basement
BASEMENT:	Full, finished
AGE:	51 Years old (1975) (MPAC)
ELECTRICAL:	100 amp fuse panel
ROOF:	Asphalt roof (2025)
FOUNDATION:	Concrete block
FLOORS:	Laminate, carpet, vinyl
CEILINGS:	Drywall, stucco, drop ceiling
WINDOWS:	Vinyl windows
EXTERIOR:	Brick, aluminium siding
INTERIOR:	Drywall, wood panel
PARKING:	Double-wide private drive
GARAGE:	Double-wide attached garage
LOT SIZE:	100 ft x 175 ft (MPAC)
ZONING:	RR

TAXES:	\$4046.40 (2025)
ROLL #:	120421102535143
PIN #:	404230176
HIGH SPEED INTERNET:	Available
HEATING:	Forced air, natural gas (2018)
COOLING:	Central AC (2018)
FIREPLACE:	1 Gas (red tagged – needs a new glass front)
POOL:	16ft x 32ft, 5 ft Deep end (new liner & hard cover 2021)
COSTS:	Enbridge \$106/month, Hydro \$125/month Water Quinte West \$44/month)
RENTALS:	Hot water tank (Reliance \$46/per quarter)
WATER:	Municipal
WASTE:	Septic
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Backing on farmland, Front faces southwest
INCLUSIONS:	Fridge, stove, washer, dryer, basement fridge and built-in dehumidifier and anything left in, on and around the property on closing.
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	45 to 60 days

Visit Website:

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