



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 130 Confederation Street, a charming detached bungalow tucked into a quiet, established pocket of Halton Hills. This home offers a comfortable layout with two bedrooms on the main level, a full bathroom upstairs, and an additional room in the finished basement alongside a convenient half bath—ideal for guests, a home office, or flexible living space. Two lovely fireplaces—one in the main living room and one in the basement—add warmth and character, creating inviting spaces to relax and unwind.

The open main living area is filled with natural light, creating a bright and welcoming space for everyday living. At the back of the home, a separate sunroom provides a peaceful spot to relax while enjoying views of the generous, open backyard. The outdoor space also features a large detached workshop, perfect for hobbies, storage, or creative projects.

This property is a great opportunity for someone looking to personalize and truly make it their own. Located in a quiet, family-friendly neighbourhood, the home is close to parks, schools, and everyday amenities, with easy access to Highway 7, GO Transit, and a short drive to major routes including the 401 and 407—offering a balance of calm surroundings and convenient connectivity.

Property Details

ADDRESS: 130 Confederation St Halton Hills, L7G 3S2

TYPE: Detached Bungalow

LEGAL DESCRIPTION: PT LT 22, CON 9 ESQ , AS IN 701922 ;
HALTON HILLS/ESQUESING

SQ. FT:	1,161 above grade, 1,161 below grade (MPAC).
BEDROOMS:	2 upstairs, 1 in basement.
BATHS:	2; 4 piece upstairs, 2 piece in basement.
LAUNDRY:	In basement.
BASEMENT:	Finished.
AGE:	66 YO (1960).
ELECTRICAL:	Glass fuse panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete.
FLOORS:	Mixed.
CEILINGS:	Plaster.
WINDOWS:	Mixed.
EXTERIOR:	Brick.
INTERIOR:	Drywall, wood panelling.
PARKING:	Double wide paved driveway.
GARAGE:	Double wide attached.
LOT SIZE:	97.00' X 229.54' (MPAC).
ZONING:	HR1 – Rural Hamlet Zone

TAXES:	\$6,067.41 (2025)
ROLL #:	241507000342900
PIN #:	250120054
HIGH SPEED INTERNET:	Available.
HEATING:	Forced Air Natural Gas.
COOLING:	Central Air.
COSTS:	Gas \$119.29, Hydro \$238 (house and shop).
RENTALS:	Water heater (\$62 every 3 months).
WATER:	Municipal.
WASTE:	Septic.
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Mature trees on lot, workshop in backyard.
INCLUSIONS:	Fridge, Washer, Dryer.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of sale price.
SUGGESTED CLOSING:	Immediate.

Visit Website:

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