



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

Tucked privately within a picturesque 2.3-acre wooded setting, this charming 1¾-storey country home sits atop a knoll, approached by a winding drive lined with natural boulders through the trees.

Facing west, the property enjoys beautiful afternoon light and exceptional privacy with no neighbouring homes in view. A welcoming front verandah offers a peaceful place to relax, while the large rear deck leads to a screened-in gazebo, ideal for outdoor dining or quiet evenings.

The property includes an attached two-car garage and a fully finished workshop/studio with garden doors, four windows, laminate flooring and a cozy woodstove—perfect for hobbies, creative work, or a home business.

Inside, the home features an open-concept main floor with bamboo flooring throughout the living, dining and kitchen areas. The living room offers an electric fireplace and garden doors to the deck and gazebo. The bright white kitchen includes a ceramic backsplash, breakfast bar and stainless appliances with gas stove. A 2-piece bath and main floor laundry add convenience.

The main-level primary bedroom suite offers a walk-in closet and a 3-piece ensuite with heated slate floors, a low threshold and glass shower.

Upstairs are two bedrooms with lots of storage closets and a 4-piece bath with an arched window, while the finished lower level provides a family room, recreation room, and den or fourth bedroom.

Surrounded by mature gardens and natural greenery, this private country property offers flexible living space and peaceful rural living.

Property Details

ADDRESS: 136 Old Hungerford Road, Tweed Ontario, K0K2Y0

TYPE: Freehold Single Family Detached

LEGAL DESCRIPTION: PT LT 6 CON 2 HUNGERFORD PTS 1,2
21R21750; S/T HF5771; TWEED; COUNTY OF HASTINGS

SQ. FT:	1,693 Above grade, 1,093 Below grade (MPAC)
BEDROOMS:	3 + 1 Bedrooms (2 upper level, 1 main level, 1 lower level – or den)
BATHS:	3 Bathrooms (2-piece main floor, 3-piece en-suite main floor, 4-piece upper level)
LAUNDRY:	Washer and dryer (main floor)
BASEMENT:	Full, finished
AGE:	20 years (2006, MPAC)
ELECTRICAL:	200 amp breaker panel
ROOF:	Metal
FOUNDATION:	Poured concrete
FLOORS:	Slate tile, bamboo, vinyl, carpet
CEILINGS:	Drywall
WINDOWS:	Vinyl
EXTERIOR:	Vinyl siding
INTERIOR:	Drywall
PARKING:	Large private gravel driveway
GARAGE:	Attached 2-car garage with a carport
LOT SIZE:	2.3 acres (MPAC)
ZONING:	RR

TAXES:	\$4,349.96 (2025 tax bill)
ROLL #:	123132801006625
PIN #:	402740161
HIGH SPEED INTERNET:	Bell fibre wired to the house, but not connected. They use Xplore
FIREPLACE:	1 electric in the living room, 1 woodstove in the workshop
HEATING:	Propane furnace connected to heat pump, HVAC system add-on
COOLING:	Central air conditioning
IMPROVEMENTS:	Improvements include a metal roof (2022), heat pump (Nov 2025), 3 new toilets (Oct 2025), front porch (2023), new dishwasher (2024), gas stove (2021), water heater tank (2022), sump pump with battery backup (April 2025), renovate from porch and walkway (June 2023)
COSTS FOR 2025:	Propane \$2,705, electricity \$2,350 NOTE – costs for Jan/Feb with new heat pump installed were 21% less in 2026.
RENTALS:	Propane tanks (\$75 per year to Tyendingaga Propane)
WATER:	Private well
WASTE:	Septic (20 years old) See diagram
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	No close neighbours, mature gardens and greenery, house facing west
INCLUSIONS:	3 satellite dishes, fridge, gas stove, dishwasher, built-in microwave, washer, dryer, water softener, window coverings
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$25,000
SUGGESTED CLOSING:	45 to 60 days (more flexible to close later than sooner)

Visit Website:

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