GORDONS
REAL ESTATE BROKERAGE

For many people, buying or selling a home is part of something bigger. A move to retirement living. A downsizing decision. The settlement of a family estate.

When life changes, there can be a lot to manage. You don't need to know every step. **Just the first one.**

At Gordons Real Estate Brokerage, we help families, estate trustees, and professionals navigate life's major transitions with confidence. From real estate services to downsizing and estate settlement support, everything works together under one roof.

Since 1958, we've been the trusted partner people turn to when the details feel overwhelming. Our experienced realtors, project managers, downsizing specialists, and appraisers work together to ensure every project is managed professionally, efficiently, and with care.

Thank you for your interest in this property. If you have any questions, our team would be pleased to help.

Learn more at **gogordons.com**

UNDER ONE ROOF.

PROPERTY INFORMATION

Nestled on a private, heavily treed 2+ acre lot in Foxboro, this nearly century-old country home exudes warmth and character with its charming wood siding and Southwestern exposure.

Inside, the main floor features a homey living room, a separate dining room open to the kitchen, and a convenient laundry/mudroom, all complemented by a three-season sunroom that invites you to enjoy the surrounding nature. The living room has a south-facing picture window and a cozy woodstove, creating the perfect space to gather on cool evenings.

Upstairs, you'll find two comfortable bedrooms and a spacious open area ideal for guests, a home office, or a quiet reading nook. The home's layout provides flexibility for modern living while retaining its original country charm. The open space could be converted into a third bedroom by adding a wall.

Perfect for hobby farmers or nature enthusiasts, the property includes several outbuildings—a two-story post-and-beam barn, chicken barn with additional coops, a woodshed, and storage sheds—offering endless possibilities for small-scale farming, workshops, or creative projects.

This well-loved home is ready for your updates and finishing touches, providing the opportunity to craft your own country retreat in a natural setting located 8 km north of the 401.

PROPERTY DETAILS

ADDRESS: 165 Mudcat Road, Belleville, K0K 2B0
TYPE: Detached 1.5 story home with outbuildings/barns
LEGAL DESCRIPTION: PT LT 4 CON 6 THURLOW AS IN QR155946; BELLEVILLE; COUNTY OF HASTINGS

SQ. FT:	1,773 +/- sq. ft. (MPAC)
BEDROOMS:	2 + den (or 3rd bedroom by adding a wall)
BATHS:	2; 1-3pc main, 1-2pc second floor
LAUNDRY:	Main floor laundry/mudroom
BASEMENT:	Unfinished cellar with crawl space below the addition
AGE:	1935 (90 years old)
ELECTRICAL:	100-amp breaker panel
ROOF:	Metal roof
FOUNDATION:	Concrete block and stone
INTERIOR:	Carpet, vinyl floors, drywall, paneling and stucco
EXTERIOR:	Stone and wood siding, wheelchair ramp, BBQ deck
PARKING:	Circular gravel drive, parking for 10+ vehicles
GARAGE:	Detached garage/workshop with metal roof
LOT SIZE:	325.51' x 293.87' (2.134 acres - MPAC)
OUTBUILDINGS:	Attached woodshed, storage shed(s), small chicken coop(s), two-story chicken barn with loft, two-story barn with tractor/equipment storage, livestock pens and a post and beam loft. 9 outbuildings in total.

PROPERTY DETAILS *continued*

ZONING:	RR – Rural Residential Zone
HEAT COSTS PER YEAR:	Burn up to two cords of wood cut from the property.
TAXES:	$2,301.40 for 2025
ROLL # / PIN #	120810004529600 / 405260182
HEATING:	Forced air oil furnace (2023, 910 L), wood stove
FIREPLACE:	Wood stove
COOLING:	Lovely natural cross breezes
RENTALS:	None known
WATER/WASTE:	2 Wells (one serves the house and one serves the barn) / septic system with 2 greywater tanks. There is a cistern that is connected.
LOT DESCRIPTION:	Heavily covered with mature trees
CHATTELS INCLUDED:	Fridge, washer, dryer, satellite dish, anything remaining on, in, or around the property on closing
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	$25,000
SUGGESTED CLOSING:	Flexible

Visit **gogordons.com** for:

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

One team.
Every detail.



FOR DOWNSIZERS.
ESTATE TRUSTEES.
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