



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, Gordon's Downsizing & Estate Services 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

Welcome to this delightful 2-bedroom, 2-bathroom end-unit row-house, offering 1,210 sq. ft. of thoughtfully designed living space. Located in a peaceful cul-de-sac, this home combines serenity with convenience, making it a perfect choice for professionals, small families, or anyone looking to downsize without compromise.

Step inside to find a bright and open layout that maximizes both space and natural light. The main level features a spacious living area perfect for relaxing evenings and includes a gas fireplace that's perfect for creating an inviting ambiance.

The main level includes two generously sized bedrooms with ample closet space and two bathrooms, providing comfort and functionality. The kitchen and dining areas flow seamlessly to the large back deck. Whether hosting summer barbecues or enjoying a quiet morning coffee, the deck offers a private retreat overlooking a well-maintained outdoor space.

An attached garage adds convenience, while the large unfinished basement presents endless potential for a recreation room, home gym, or additional storage. Situated in a quiet neighborhood just moments from all amenities this property offers the best of suburban living. Experience the charm, convenience, and opportunity this townhouse has to offer.

# Property Details

**ADDRESS:** 36 Wilmot Young Place, Brockville ON, K6V 7H3

**TYPE:** Freehold Townhouse/Rowhouse

**LEGAL DESCRIPTION:** PT LT 3 PL 403 PT 1, 28R8656; S/T LR255027; BROCKVILLE

SQ. FT:	1210 (1210 First Floor, 1192 Basement) (MPAC)
BEDROOMS:	2 Bedrooms (Upstairs)
BATHS:	2 Bathrooms (Half Bath Upstairs, 4 Piece Upstairs)
LAUNDRY:	Washer (In Basement)
BASEMENT:	Full, Unfinished
AGE:	29 Years (1995) (MPAC)
ELECTRICAL:	Breaker Panel
ROOF:	Asphalt Shingles
FOUNDATION:	Poured Concrete
FLOORS:	Laminate, Linoleum, Carpet
CEILINGS:	Drywall
WINDOWS:	Vinyl, Metal
EXTERIOR:	Brick
INTERIOR:	Drywall, Panel
PARKING:	Single Wide Private Driveway
GARAGE:	Single Wide Attached Garage
LOT SIZE:	39.54ft. x 98.72ft (Geo)
ZONING:	R4

TAXES:	\$3,841.63 (2025)
ROLL #:	080203007519721
PIN #:	441830189
HIGH SPEED INTERNET:	Available
ANNUAL FEE:	\$ 995.00 a year HOA fee for grass cutting and snow removal
HEATING:	Forced Air, Natural Gas
COOLING:	Central Air
FIREPLACE:	1 Gas
RENTALS:	None
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Full version available at: <a href="http://www.gogordons.com">www.gogordons.com</a>
LOT DESCRIPTION:	Single Family Row/Townhouse (End Unit)
INCLUSIONS:	Fridge, Stove, Washer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

## Visit Website:

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