



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.

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UNDER ONE ROOF.

PROPERTY INFORMATION

Welcome to 450 Charles St N, a beautifully maintained bungalow located in a desirable Gananoque neighbourhood, offering comfortable living space inside and out. The bright eat-in kitchen is the heart of the home, featuring granite countertops, abundant cabinetry, and charming built-in corner units that provide both character and functionality. From the kitchen, step out onto the large raised deck, perfect for outdoor dining, entertaining, or simply enjoying the surrounding views.

The cozy living room offers plenty of room to relax or entertain, with a convenient entry from the front of the home. The main floor also offers three spacious bedrooms and a well-appointed 4-piece bathroom, providing plenty of room for family or guests. The fully finished walk-out basement expands the living space with a large recreation room highlighted by a cozy electric fireplace. This level also includes an additional bedroom, a convenient 2-piece bathroom, and a walk-out to a deck, creating excellent potential for multi-generational living or guest accommodations. A dedicated storage/workshop room in the basement provides ample space for hobbies, projects, or seasonal storage.

Outside, a large, detached storage shed offers even more versatility, making it ideal for a workshop, gardening equipment, recreational gear, or additional storage needs.

This well-cared-for home combines functionality, comfort, and outdoor enjoyment in a fantastic location close to all that Gananoque has to offer.

PROPERTY DETAILS

ADDRESS: 450 Charles St N, Gananoque, K7G 1V7

TYPE: Single Family Detached Residential

LEGAL DESCRIPTION: PT LT 13 CON 1 LEEDS PT 1 28R4460; S/T SPOUSAL INTEREST IN LR145175; GANANOQUE

SQ. FT:	1,016' above grade, 1,016' below grade (MPAC)
BEDROOMS:	3+1; 3 beds on the main floor; 1 bed in the basement
BATHS:	2; 4-piece on main; 2-piece in basement
LAUNDRY:	1In basement with sink and storage
BASEMENT:	Full, finished, walk-out
AGE:	42 years (1984) (MPAC)
ELECTRICAL:	200-amp breaker panel
ROOF:	Asphalt shingles
FOUNDATION:	Concrete block
FLOORS:	Hardwood, vinyl, carpet
CEILINGS:	Stucco, drywall, ceiling tiles
WINDOWS:	Vinyl
EXTERIOR:	Vinyl
INTERIOR:	Drywall, wood panel
PARKING:	Paved, private, 6-car
GARAGE:	None
LOT SIZE:	66.14' by 76.89' (GeoWarehouse)
ZONING:	Residential

PROPERTY DETAILS *continued*

TAXES:	\$3,515.59 (2025)
ROLL #:	081400001542700
PIN #:	442450374
HIGH SPEED INTERNET:	Available
HEATING:	Forced air natural gas, electric baseboard
COOLING:	Central air conditioning
RENTALS:	Hot water tank
COSTS:	Averages: hot water tank: \$46.77/month; electricity: \$90.76/month; gas: \$78.00/month; water: \$382.95/ 3 months
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Full version at: www.gogordons.com
LOT DESCRIPTION:	Mature trees, gardens, corner lot
INCLUSIONS:	Fridge, stove, hood fan, microwave, washer, dryer, fireplace (in basement), bar cabinet (in basement), fridge (in basement), freezer (in basement), push mower, tree trimmer (all as-is condition)
FIXTURES EXCLUDED:	Lawn tractor, weed eater, extension ladder, leaf blower, batteries and chargers for lawn tools, dehumidifier
SUGGESTED DEPOSIT:	5% of purchase price
SUGGESTED CLOSING:	Immediate



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