



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, Gordons Real Estate Brokerage 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 3770 Fair Grounds Rd, a charming bungalow in the heart of Inverary, offering comfortable living space inside and out. A large, covered porch welcomes you home and provides access through two separate entry doors, adding both convenience and character.

The main floor features 3 bedrooms and a 4-piece bathroom, creating a functional layout for families, retirees, or first-time buyers alike. The kitchen which overlooks the sizeable backyard and is equipped with plenty of cupboard storage, opens to the bright dining and living areas. From the dining room, you can walk out the sliding door onto the expansive wooden deck which is well-suited for entertaining and relaxing outside.

Downstairs, the fully finished basement offers even more living space with a cozy wood pellet stove, spacious rec area, dry bar, and an additional bedroom — perfect for guests, a home office, or extended family.

Outside, you will find a detached garage and a large backyard that is partially fenced and surrounded by mature trees, offering privacy and plenty of room to enjoy the outdoors. Recent updates include the driveway being repaved in 2023 and interior repainting completed in 2022, adding peace of mind and fresh appeal to this inviting property.

Property Details

ADDRESS: 3770 Fair Grounds Rd, Inverary ON, K0H1X0

TYPE: Single Family Detached Residential

LEGAL DESCRIPTION: PLAN 24 PT LOT 57 PT LOT 58

SQ. FT:	1,160' above grade; 1,258' below grade (MPAC)
BEDROOMS:	3 beds (on main); 1 bed (in basement)
BATHS:	1; 4-piece bath (on main)
LAUNDRY:	In basement with sink and storage
BASEMENT:	Full, finished
AGE:	62 years (1964) (MPAC)
ELECTRICAL:	100-amp breaker panel
ROOF:	Asphalt shingle
FOUNDATION:	Concrete block
FLOORS:	Vinyl, carpet, laminate
CEILINGS:	Drywall, stucco, ceiling tiles
WINDOWS:	Vinyl, metal
EXTERIOR:	Brick
INTERIOR:	Drywall, wood panel
PARKING:	Double-wide, paved, private, 8-car
GARAGE:	Single car detached
LOT SIZE:	90.01' by 192.21' irregular (GeoWarehouse)
ZONING:	UR1 – Urban Residential

TAXES:	\$2165.97 (2025)
ROLL #:	102906002005600
PIN #:	362910026
HIGH SPEED INTERNET:	Available
HEATING:	Forced air oil, wood pellet stove
COOLING:	Central air
COSTS:	Averages: hydro: \$130-160/ monthly; oil: \$2200/ annually
RENTALS:	None
WATER:	Private well
WASTE:	Septic bed
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Partially fenced, mature trees
INCLUSIONS:	Stove, fridge, washer, dryer (all as-is condition)
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	5% of purchase price
SUGGESTED CLOSING:	Immediate

Visit Website:

- Full Home, Septic, Well, and WETT Inspection Reports
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour