



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 11703 Highway 41 in Kaladar!

This versatile bungalow triplex offers an excellent opportunity for an owner-occupier, investor or extended family arrangement, combining a spacious main home with established rental income in a quiet country setting.

The main unit is vacant and features a bright, updated interior with three bedrooms, a large four-piece bathroom, functional kitchen and its own laundry. The fully finished basement contains a separate two-bedroom apartment with a full bathroom, while a second one-bedroom unit provides additional rental income. The two rental units are occupied by long-term tenants on a month-to-month basis, currently generating \$1,450 per month in combined rent.

The property offers plenty of flexibility. Live comfortably in the main unit while your tenants help offset the cost of ownership, or explore the potential to increase rental income over time. Each unit has its own full bathroom and laundry facilities, adding convenience for both the owner and tenants.

Outside, the mature treed lot offers a peaceful country setting, extensive parking for 10+ vehicles and plenty of outdoor space. Large decks provide room for entertaining, relaxing or enjoying the quiet surroundings, while the detached double garage with attached lean-to offers excellent storage and workspace.

Located in the quiet community of Kaladar, this property offers the appeal of rural living with abundant opportunities for outdoor recreation throughout the surrounding area. Lakes, forests, trails and waterways are all part of the region's character, making this an appealing setting for those looking for space, privacy and a quieter lifestyle.

Whether you're looking to reduce your housing costs through rental income, build your investment portfolio or enjoy the flexibility of owning a property that generates income, 11703 Highway 41 offers an attractive combination of residential space, established rental income, generous outdoor space and future potential.

PROPERTY DETAILS

ADDRESS: 11703 Highway 41, Kaladar, On. K0H2G0

TYPE: Detached residential Triplex

LEGAL DESCRIPTION: PT LT 23 CON 7 KALADAR AS IN
LA266218; S/T K3287; ADDINGTON HIGHLANDS

SQ. FT:	2,060 above grade, 2,084 below grade
BEDROOMS:	6; 3 in main unit, 1 in second unit, 2 in basement unit
BATHS:	3; full bath in each of the 3 units.
LAUNDRY:	In units
BASEMENT:	Full, finished, apartment.
AGE:	38 years (1988).
ELECTRICAL:	Breaker panel.
ROOF:	Metal.
FOUNDATION:	Concrete.
FLOORS:	Mixed.
CEILINGS:	Drywall, Tile.
WINDOWS:	Vinyl, mixed.
EXTERIOR:	Vinyl siding.
INTERIOR:	Drywall.
PARKING:	Wide private driveway – 10+ cars.
GARAGE:	Detached double garage with attached lean-to.
LOT SIZE:	160' x 301.70' (MPAC)
ZONING:	Rural Settlement Areas

PROPERTY DETAILS *continued*

TAXES:	\$3,255 (2025)
ROLL #:	113401003049400
PIN #:	450440214
HIGH SPEED INTERNET:	Available
HEATING:	Forced air propane, heat pump.
COOLING:	Heat pump, portable units.
RENTALS:	Propane tanks.
WATER:	Private well.
WASTE:	Private septic.
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Mature lot, treed, large parking area, out buildings.
INCLUSIONS:	All appliances in as is condition.
FIXTURES EXCLUDED:	None.
RENTAL INCOME:	1 Bedroom unit rented at \$500.00/mo., 2-bedroom unit rented at \$950.00/mo.
SUGGESTED DEPOSIT:	5% of the purchase price.
SUGGESTED CLOSING:	Immediate.



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