



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 436 Bridge Street West, a beautifully maintained all-brick bungalow on an oversized, professionally landscaped lot in one of Greater Napanee's most desirable neighbourhoods.

Thoughtfully updated throughout, this exceptional home offers quality finishes, modern conveniences and a functional layout designed for everyday living and entertaining.

The bright, open-concept main floor features engineered hardwood flooring, large casement windows, a striking stone-accented electric fireplace and an impressive kitchen with concrete and Corian countertops, waterfall island, high-end appliances and abundant cabinetry.

The spacious primary suite includes a walk-in closet and four-piece ensuite, while a second bedroom, additional full bathroom and main-floor laundry complete the level.

The fully finished lower level adds two generous bedrooms, a spa-inspired bathroom with heated floors, a large recreation room with a second electric fireplace, and a custom wet bar with wine storage.

Additional highlights include smart home features, on-demand hot water, custom closet organizers, backup generator hookup, RV parking with hookups, and an attached double garage.

Step outside to enjoy the composite deck overlooking the fully fenced backyard, complete with a heated detached workshop that's perfect for hobbies, a home gym, studio or additional workspace.

Ideally located close to the hospital, schools, parks, shopping, restaurants, and Highway 401, this move-in-ready home combines exceptional quality, versatile living space and an outstanding location.

PROPERTY DETAILS

ADDRESS: 436 Bridge Street West Napanee, On. K7R3L1

TYPE: Single Family Detached Residential

LEGAL DESCRIPTION: LOT 11, PLAN 29M-2, GREATER NAPANEE.

SQ. FT:	1,914 above grade, 1,914 below grade (GeoWarehouse)
BEDROOMS:	4; 2 on main floor, 2 extra large beds in basement level.
BATHS:	4 including 4 piece ensuite in primary bedroom.
LAUNDRY:	Main floor laundry
BASEMENT:	Full, fully finished
AGE:	19 years (2007)
ELECTRICAL:	200 amp breaker panel, 60 amp sub panel for shed, and backup generator system.
ROOF:	Asphalt shingles
FOUNDATION:	Concrete
FLOORS:	Mixed
CEILINGS:	Drywall, suspended
WINDOWS:	Vinyl
EXTERIOR:	Brick
INTERIOR:	Drywall
PARKING:	Double wide private driveway
GARAGE:	Double wide attached garage
LOT SIZE:	60.04'x123.03' (MPAC)
ZONING:	R6

PROPERTY DETAILS *continued*

TAXES:	\$5,182 (2025)
ROLL #:	112106001013042
PIN #:	450990271
HIGH SPEED INTERNET:	Available
HEATING:	Forced air natural gas
COOLING:	Central Air conditioning
RENTALS:	None
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Landscaped, fenced in private back yard with large deck, landscaped.
INCLUSIONS:	Fridge, Stove, Dishwasher, Microwave, washer, dryer, Gas BBQ and Fan attached to house, Two sheds in the backyard, Work Bench in basement, Plastic shelf with paints in basement, Two TV's wall mounted, Generator in shed with shed, Basement freezer, standup freezer, fridge, 500lb safe in basement.
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	5% of purchase price
SUGGESTED CLOSING:	Immediate



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