



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.

Learn more at gogordons.com

UNDER ONE ROOF.

PROPERTY INFORMATION

Welcome to 4708 Wolfe Swamp Road, a charming two-storey home nestled on approximately 2 acres, offering the perfect blend of privacy, space, and rural tranquility. Boasting excellent curb appeal, the property features an attached two-car heated garage with convenient inside entry, ample parking, garage hoist and storage space—ideal for projects, hobbies, or a home-based business.

A welcoming front verandah sets the tone, providing the perfect place to relax and enjoy the peaceful surroundings. Inside, you'll find a spacious and functional layout highlighted by cherry hardwood flooring. The separate living room and dining room have large windows and French doors. The living room flows seamlessly into the family room, where a wood-burning fireplace creates a warm and inviting atmosphere. The adjoining kitchen is thoughtfully designed with ample cabinetry an eat-in area and a dedicated workstation. Patio doors provide direct access to the deck, making indoor-outdoor entertaining effortless. A convenient 2-piece bathroom and main-floor laundry complete this level.

Upstairs offers four bedrooms and 2 bathrooms. The primary suite with a walk-in closet and a partially finished ensuite bathroom awaits your personal finishing touches.

The partially finished basement adds valuable space, with a craft room, workshop, cold cellar, and generous storage areas, while offering excellent potential for further development to suit your lifestyle needs.

Outdoors showcases perennial gardens and shrubs, landscape lighting, partial fencing, firepit area and no rear neighbours for exceptional privacy. Winding trails weave through the wooded rear portion of the property, creating a private natural oasis to explore and enjoy. Two sheds with cement bases and one with electricity, offer additional storage.

Enjoy country living while remaining close to schools, everyday amenities, Highway 38, and Highway 401, providing convenient access to Kingston and surrounding communities.

PROPERTY DETAILS

ADDRESS: 4708 Wolfe Swamp Road, Harrowsmith, ON, K0H 1V0

TYPE: Single Family Detached

LEGAL DESCRIPTION: PT LT 10 CON 6 PORTLAND PT 2 13R8653; SOUTH FRONTENAC

SQ. FT:	2,249' above grade, 1,403' below grade (MPAC)
BEDROOMS:	4; Second level
BATHS:	3; 2-pc main level, 4-pc second level, 3-pc ensuite in primary bedroom (tub, toilet, vanity/sink renovation not completed)
LAUNDRY:	Main level, with laundry sink, cabinetry/shelving
BASEMENT:	Full- partially finished, craft room, workshop, cold cellar, storage
AGE:	1990 (36 years) (MPAC)
ELECTRICAL:	220-amp breakers, power for air tools in garage and basement
ROOF:	Asphalt shingles – 2010
FOUNDATION:	Concrete block, stone
INTERIOR:	Drywall, stucco ceilings
FLOORING:	Wood floors (cherry), ceramic, carpet
EXTERIOR:	Brick, vinyl siding
PARKING:	Private paved driveway with curbs, parking for 10+ cars
GARAGE:	Attached heated double garage with hoist, power for air tools
LOT SIZE:	150.65 ft. X 326.5 ft. (GeoWarehouse)
ZONING:	RU-Rural zone

PROPERTY DETAILS *continued*

TAXES:	\$3,503 (2025)
ROLL / PIN #	102908003016910/361390006
HEATING:	High efficiency propane furnace (2021)
FIREPLACE(s):	1: Wood burning, propane line available for gas insert
INSPECTIONS:	Available at gogordons.com
COOLING:	Central air conditioning (2021)
RENTALS:	Hot water heater (2023)
COSTS:	Hydro: \$106.36 for the month of May into June, Propane: equal billing per month \$341.00
WELL:	Well – pressure tank (2021), new pump (2024), UV light, additional grey water well off front left corner of house
WASTE:	Septic: Pumped (July 2026), new plastic covers (2023)
LOT DESCRIPTION:	Private mature trees, shrubs, landscaped, perennial gardens, partially fenced, deck, propane line available for gas BBQ, walking paths in rear treed area.
OUT BUILDINGS:	2; Garden sheds with concrete bases, 1 shed (brown) has electricity
CHATELS INCLUDED:	Wall oven, cook-top-propane (2023), fridge (2023), hood fan, dishwasher, stackable washer/dryer, central vacuum (all as-is condition)
FIXTURES EXCLUDED:	None
SUGGESTED CLOSING:	Immediate



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