



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 253 Haig Road, a well-maintained backsplit where pride of ownership is evident throughout. Built in 1972, this home has been lovingly cared for and offers the solid construction, practical layout and mature surroundings that continue to make this east-end neighbourhood highly desirable.

Offering approximately 1,100 square feet above grade with additional finished living space on the lower level, the home provides an excellent balance of comfort and functionality. The traditional backsplit design creates distinct living and sleeping areas while allowing for bright, open principal rooms filled with natural light.

The welcoming living room overlooks the beautifully landscaped front yard and features plush carpeting that continues through the principal living areas, creating a warm and comfortable atmosphere. It flows naturally into the dining area and the bright eat-in kitchen, complete with modern cabinetry and ample space for casual family meals.

Three comfortable bedrooms, all finished with hardwood flooring, occupy the upper level along with a ceramic main bathroom featuring a relaxing air tub. The lower level offers a spacious family room centred around a gas fireplace, creating an inviting space for relaxing or entertaining family and friends.

Practicality continues in the basement, where you'll find a convenient two-piece bathroom, laundry facilities, workshop potential and generous storage. An additional fully insulated half-height basement provides exceptional dry storage space, while the walk-up offers direct access to the backyard, making the lower level especially functional.

Outside, the covered front entrance, private side yard deck and eating area, attached garage and beautifully maintained gardens provide outstanding curb appeal. The east-facing backyard offers an ideal setting to enjoy the morning sun while providing plenty of space for gardening, children, pets or outdoor entertaining. Situated in a mature, quiet neighbourhood close to schools, parks, shopping, healthcare services and Highway 401, the location is as desirable as the home itself.

One of the property's greatest strengths is the exceptional pride of ownership evident throughout. While some finishes reflect the home's original era, they have been meticulously maintained, allowing new owners to move in with confidence.

PROPERTY DETAILS

ADDRESS: 253 Haig Road, Belleville, ON K8N 4P9

TYPE: Freehold Detached Backsplit

LEGAL DESCRIPTION: LT 4 PL 1952 THURLOW;
BELLEVILLE ; COUNTY OF HASTINGS

SQ. FT:	1,103 sq. ft. above grade (MPAC)
BEDROOMS:	3
BATHS:	1.5 – 4 pc. main, 2 pc. basement
LAUNDRY:	1,103 sq. ft. above grade (MPAC)
BASEMENT:	Finished family room with fireplace, plus part-finished utility/storage/laundry area, 2 pc. bathroom and an additional ½ height basement for dry storage. Walk-up basement to the backyard. Sump pump installed in the crawlspace.
AGE:	54 Years - 1972 (MPAC)
ELECTRICAL:	100 amp breaker panel
ROOF:	Asphalt shingles
FOUNDATION:	Concrete block
FLOORS:	Ceramic, carpet, hardwood, vinyl
WINDOWS:	Combination of updated vinyl windows
EXTERIOR:	Brick and vinyl, covered front verandah, side yard deck with natural gas BBQ hook-up. Fully fenced back and side yards.
INTERIOR:	Drywall, panelling, stucco and flat drywall ceilings with some crown moulding, ceiling tile in basement
PARKING:	1.5-wide paved drive, parking for 2 vehicles plus garage.
GARAGE:	Attached Single-Car Garage
LOT SIZE:	52.5 ft × 100 ft (MPAC)
ZONING:	R2 – Residential Type 2

PROPERTY DETAILS *continued*

TAXES:	\$3,864 (2025, MPAC)
ROLL #:	120804013023501
PIN #:	406100418
INTERNET PROVIDERS:	Bell Fibre available. Cogeco available.
HEATING:	Forced air natural gas
COOLING:	Central Air Conditioning
RENTALS:	Hot water tank \$18 per month (Reliance)
HOME INSPECTION:	Full version available at: www.gogordons.com
WATER:	Municipal
WASTE:	Municipal
LOT DESCRIPTION:	Level, landscaped lot with mature trees and perennial gardens.
INCLUSIONS:	Fridge, stove, dishwasher, microwave, washer, dryer, freezer, gun safe
ANNUAL COSTS:	Gas \$1,500, Electricity \$1,380, Water/Sewer \$1,500
FIREPLACE:	1 Gas Fireplace (Lower Level Family Room installed in 2000)
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Flexible



Visit **gogordons.com** for:

- Full Home Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour

One team. Every detail.



**FOR DOWNSIZERS.
ESTATE TRUSTEES.
POWERS OF ATTORNEY.**

UNDER ONE ROOF.®

GORDONS.
REAL ESTATE BROKERAGE

Manson Slik, Broker

613-961-7245 gogordons.com