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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 467 Denridge Rd in Selby, where peaceful rural living meets comfort, privacy, and thoughtful accessibility. Surrounded by nature, this inviting bungalow home offers the serenity of country living with plenty of space to relax, entertain, and enjoy the outdoors.

A charming wrap-around porch welcomes you at the front of the home and extends to a spacious rear deck, creating the perfect setting for morning coffee, family gatherings, or quiet evenings overlooking the property. The expansive yard provides ample room for outdoor activities and includes a garden shed and clothesline for added convenience.

Step inside through impressive double front doors into a bright, open-concept main living area. The kitchen features classic white wood cabinetry and flows seamlessly into the dining and living spaces, making it ideal for both everyday living and entertaining. Large windows throughout the home fill the space with natural light and showcase the peaceful surroundings.

The main floor offers two generously sized bedrooms, one of which is a spacious primary suite complete with a private full ensuite bathroom. A second full bathroom on the main floor features an accessible walk-in tub, while additional accessibility features include a stair climber providing convenient access to the basement level.

The fully finished walk-out basement expands the home's living space with a large recreation and entertainment area centered around a cozy fireplace. This level also includes a third bedroom and a three-piece bathroom, making it an ideal space for guests, extended family, or a private retreat.

With its combination of privacy, functional design, accessibility features, and beautiful outdoor living spaces, 467 Denridge Rd is a wonderful opportunity to enjoy the best of peaceful country living.

# PROPERTY DETAILS

**ADDRESS:** 467 Denridge Dr, Stone Mills ON, K0K2Z0

**TYPE:** Single Family Detached

**LEGAL DESCRIPTION:** PT LT 2 CON 3 CAMDEN EAST PT 12  
29R7998; S/T INTEREST IN LA239072; STONE MILLS

|             |                                                                                                  |
|-------------|--------------------------------------------------------------------------------------------------|
| SQ. FT:     | 1,240' above grade, 1,240' below grade (MPAC)                                                    |
| BEDROOMS:   | 3; 2 on main (primary has an ensuite), 1 in basement                                             |
| BATHS:      | 3; 4-piece on main with accessible walk-in tub, 4-piece ensuite off primary, 3-piece in basement |
| LAUNDRY:    | On main floor                                                                                    |
| BASEMENT:   | Full, finished, walk-out                                                                         |
| AGE:        | 21 years (2005) (MPAC)                                                                           |
| ELECTRICAL: | 200-amp breaker panel                                                                            |
| ROOF:       | Asphalt shingle                                                                                  |
| FOUNDATION: | Poured concrete                                                                                  |
| FLOORS:     | Vinyl, hardwood, carpet                                                                          |
| CEILINGS:   | Drywall, ceiling tiles                                                                           |
| WINDOWS:    | Vinyl                                                                                            |
| EXTERIOR:   | Vinyl                                                                                            |
| INTERIOR:   | Drywall                                                                                          |
| PARKING:    | Private, gravel driveway, double wide, 8-car                                                     |
| GARAGE:     | Attached, 1.5 car wide                                                                           |
| LOT SIZE:   | 300.26' by 302.63' (GeoWarehouse)                                                                |
| ZONING:     | RU - Rural                                                                                       |

## PROPERTY DETAILS *continued*

|                      |                                                                                                                                                                                                                           |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TAXES:               | \$4,343.24 (2026)                                                                                                                                                                                                         |
| ROLL #:              | 112401001011035                                                                                                                                                                                                           |
| PIN #:               | 451410071                                                                                                                                                                                                                 |
| HIGH SPEED INTERNET: | Available                                                                                                                                                                                                                 |
| HEATING:             | Forced air propane                                                                                                                                                                                                        |
| COOLING:             | Central air conditioning                                                                                                                                                                                                  |
| COSTS:               | Average monthly costs: Propane \$260/month;<br>Hydro \$85/month                                                                                                                                                           |
| RENTALS:             | None                                                                                                                                                                                                                      |
| WATER:               | Private well                                                                                                                                                                                                              |
| WASTE:               | Septic bed                                                                                                                                                                                                                |
| HOME INSPECTION:     | Full version available at: <a href="http://www.gogordons.com">www.gogordons.com</a>                                                                                                                                       |
| LOT DESCRIPTION:     | Mature trees, gardens, garden shed                                                                                                                                                                                        |
| INCLUSIONS:          | Fridge, stove, hood fan, microwave,<br>dishwasher, washer, dryer, stair climber,<br>dehumidifier, kitchen island, dining room<br>table, chairs, buffet, dresser, ladder and yard<br>tools in garage (all as-is condition) |
| FIXTURES EXCLUDED:   | None                                                                                                                                                                                                                      |
| SUGGESTED DEPOSIT:   | 5% of purchase price                                                                                                                                                                                                      |
| SUGGESTED CLOSING:   | Immediate                                                                                                                                                                                                                 |



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