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UNDER ONE ROOF.

PROPERTY INFORMATION

Situated on a quiet cul-de-sac in Belleville's central district, this impressive executive home offers the space, layout and quality that growing families and discerning buyers are searching for. Built in 2002 and offering approximately 2,682 square feet above grade, this thoughtfully designed residence combines elegant principal rooms with practical everyday living, all on a beautifully landscaped lot.

From the moment you arrive, the home's curb appeal is evident. Attractive stone and brick exterior finishes, a covered front porch, mature trees and established gardens create an inviting first impression. A double-wide paved driveway leads to the attached double garage, while the private rear yard provides an ideal setting for entertaining or simply enjoying a peaceful evening outdoors.

Inside, the spacious foyer welcomes you with soaring ceilings, an elegant staircase and a dramatic skylight positioned high above the centre hall, filling the heart of the home with natural light. Decorative columns, graceful arched openings and crown mouldings create an impressive architectural statement, while hardwood flooring extends throughout the entire main level, adding warmth and continuity to the principal living spaces. Oversized windows and the home's open design ensure every room feels bright, spacious and inviting.

The well-appointed eat-in kitchen serves as the heart of the home, featuring abundant modern cabinetry, granite countertops, a ceramic tile backsplash, generous workspace, a centre island and an efficient layout equally suited to everyday family life and entertaining. Patio doors open directly onto the south-facing deck, creating a seamless connection between the kitchen and the beautifully landscaped backyard, making outdoor dining and summer entertaining effortless.

The adjoining family room provides a comfortable gathering space centred around the fireplace, while the formal living and dining rooms offer elegant spaces for entertaining. Framed by decorative columns, crown mouldings and impressive ceiling heights, these rooms provide the timeless character expected in a home of this calibre.

PROPERTY

INFORMATION *continued*

One of the home's greatest advantages is its highly desirable main-floor primary bedroom suite, providing comfortable one-level living while still offering generous accommodation for family and guests on the upper level. The spacious primary retreat includes a large walk-in closet and a luxurious five-piece ensuite featuring dual vanities, a glass-enclosed shower and a relaxing jetted soaker tub, creating a private retreat at the end of the day.

The second floor continues the home's thoughtful design with a generous landing overlooking the foyer below, creating additional flexible living space ideal for a sitting area, reading nook or home office. Two spacious bedrooms feature impressive cathedral ceilings that enhance their openness, while each bedroom offers double closets for exceptional storage. A second five-piece bathroom with dual sinks comfortably serves the upper level, making it ideal for children, guests or multi-generational living.

The unfinished, insulated basement offers an exceptional opportunity to substantially expand the home's finished living space. Its clear-span design provides outstanding flexibility for future recreation rooms, additional bedrooms, hobby areas, a workshop or extensive storage while allowing new owners to customize the space to suit their own needs. Roughed-in plumbing for a bathroom.

Outside, the south-facing fenced backyard creates an attractive and private outdoor environment. Mature shade trees and established gardens surround the deck with a retractable awning, interlocking stone patio and inviting outdoor sitting areas, creating an ideal setting for both quiet mornings and larger family gatherings. An in-ground sprinkler system helps maintain the beautifully landscaped grounds with ease.

Located within one of Belleville's most established residential districts, Hazel Court offers quiet, low-traffic living while remaining just minutes from shopping, schools, parks, healthcare and all major city amenities.

PROPERTY DETAILS

ADDRESS: 7 Hazel Court, Belleville, ON K8P 5M4

TYPE: Two-Storey Freehold Detached

LEGAL DESCRIPTION: PCL 11-1 SEC 21M173; LT 11 PL 21M173 THURLOW; BELLEVILLE; COUNTY OF HASTINGS.

SQ. FT:	2,645 sq. ft. (MPAC)
BEDROOMS:	3
BATHS:	2 – 5 pc. and 1 – 2 pc.
LAUNDRY:	Main level with 2 large built-in closets, cupboards and folding countertop, side entrance
BASEMENT:	Unfinished, clear span, insulated, bathroom roughed in plumbing
AGE:	24 Years - 2002 (MPAC)
ROOF:	IKO asphalt shingles (2015)
FOUNDATION:	Poured concrete
FLOORS:	Hardwood, ceramic, carpet
EXTERIOR:	Stone and brick, vinyl windows, natural gas BBQ hook-up, Rain Bird in-ground sprinkler system serviced by KERR Sprinkler Systems annually
INTERIOR:	Drywall, skylight, security system installed (monitored by Alarm Systems)
PARKING:	Private Double Driveway, parking for 4 to 6 vehicles depending on size, plus garage
GARAGE:	Attached Double Garage
LOT SIZE:	49.25 ft. x 136.98 ft. irregular (MPAC frontage, Geowarehouse depth)
ZONING:	R1 – Residential

PROPERTY DETAILS *continued*

TAXES:	\$9,640 (2025)
ROLL #:	120807020519011
PIN #:	404530080
HEATING:	Forced Air Natural Gas
COOLING:	Central Air Conditioning
RENTALS:	None
HOME INSPECTION:	Full version available at: www.gogordons.com
WATER:	Municipal
WASTE:	Municipal
LOT DESCRIPTION:	Level landscaped residential lot situated on a quiet cul-de-sac.
COSTS:	Electricity (Elexicon) \$2,160, Gas (Enbridge) \$1,620, Belleville Water \$960. Note - costs reflect the home being vacant.
FIREPLACE:	1 Gas Fireplace
SUMP PUMP:	The home is equipped with a primary electric sump pump together with a professionally installed Liberty SumpJet municipal water-powered backup system, providing automatic drainage during electrical power outages without relying on a battery. This dual-system arrangement offers added protection against basement water intrusion during severe weather or power failures. An older auxiliary utility pump remains in the basement; its specific purpose is unknown but appears to have been retained from an earlier installation.
INCLUSIONS:	Fridge, stove, dishwasher, microwave, washer, dryer, central vac, hot water tank
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$25,000
SUGGESTED CLOSING:	Immediate



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