



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](https://www.gogordons.com)

UNDER ONE ROOF.

PROPERTY INFORMATION

Set back from Moneymore Road on 3.49 acres, this stone and board-and-batten 1,532 sq. ft. bungalow, built in 2005, combines curb appeal, main-floor living, a finished walkout lower level, and a treed rural setting in Roslin. With two or less steps at any access point, this is a conveniently accessible one-level home. A gated gravel driveway with massive stone curbs leads through mature trees to the home, where a covered and lighted front porch and landscaped gardens frame the entrance.

Inside, the living room features a vaulted ceiling with exposed beams and Gaylord maple hardwood flooring that continues into the adjoining dining area. A patio door connects the dining space with the rear deck, making it easy to move meals and gatherings outdoors. The kitchen offers oak cabinetry, a double sink, tile flooring and counter space along several walls, with the main-floor laundry room nearby. Custom California shutters throughout.

The primary bedroom includes a walk-in closet and ensuite bathroom. Two additional bedrooms and three bathrooms comprise two full bathrooms and a powder room.

The walkout lower level adds approximately 1,176 square feet of finished space with a family room with a comfy gas stove, additional bedroom space or a home office with a separate entrance. There are also utility and storage areas. Outside, take your choice of the covered front verandah, backyard deck or screened-in gazebo as places to sit, dine or spend time with family and friends.

Complementing the home and acreage are a Generac 24 kW whole-home generator system, an attached 1.5-car garage, and an oversized detached three-car garage. The detached finished and insulated 3-car garage measures approximately 46 feet by 30 feet, providing nearly 1,400 square feet for vehicles, tools, seasonal equipment and personal projects. Triple-insulated overhead doors provide front access, with space to arrange parking, storage, and workbenches to suit your needs. The attached oversized 1.5 car garage serves everyday parking and EV charging, while the detached garage offers flexibility for a vehicle collection, hobbies or a personal workshop. Gravel parking and turning areas provide additional room between the buildings.

The property is located 6 minutes from the famous Chisholm's Mills for swimming and fishing and 30 km N of the 401 at Highway 62.

PROPERTY DETAILS

ADDRESS: 1542 Moneymore Road, Roslin, Ontario K0K 2Y0. Municipality of Tweed, Hastings County.

TYPE: Freehold detached residential property.

LEGAL DESCRIPTION: PT LT 14 CON 1 HUNGERFORD PT 2 21R20906; TWEED; COUNTY OF HASTINGS.

PIN/ROLL:	402740144 / 123132801004314
SQ. FT:	1,532 above grade; basement 1,468 total, including 1,176 finished (MPAC)
BEDROOMS:	3 main level
BATHS:	3 total: 2 full bathrooms and 1 powder room
STYLE:	Bungalow with walkout basement
LAUNDRY:	Main-floor laundry room adjoining the kitchen area
BASEMENT:	Full finished walkout basement
YEAR BUILT:	2005, per MPAC
ELECTRICAL:	200 amp breaker panel (replaced in 2025), Generac 24 kW whole-home generator (serviced annually), EV charging equipment and detached-garage panel
ROOF:	Shingles 2018/2019
FOUNDATION:	Concrete block
FLOORS:	Maple hardwood by Gaylord. Tile in kitchen and bathroom areas; carpet in finished basement areas
CEILINGS:	Vaulted living-room ceiling with exposed beams. 15 ft. living-room ceiling and 9 ft. ceilings elsewhere. Suspended ceiling in finished basement areas
WINDOWS:	White-framed windows, including casement-style units, with interior shutters in several rooms
EXTERIOR:	Stone and wood board-and-batten, covered front verandah, fenced back yard, invisible dog fence in the front yard
INTERIOR:	Drywall, exposed beams
PARKING:	8 + driveway spaces
GARAGE:	Attached 1.5-car garage with EV charger plus oversized detached 3-car garage measuring approximately 46 ft. x 30 ft

PROPERTY DETAILS *continued*

DRIVEWAY:	Private gravel driveway with entrance gate and parking/turning areas
OUTBUILDINGS:	Oversized detached 3-car garage, built in 2007. A screened gazebo-style enclosure, deck and patio areas
LOT SIZE:	Approximately 3.49 acres, with approximately 230.37 ft. frontage and 660.49 ft. depth. GeoWarehouse estimates 152,147.73 sq. ft. (3.493 acres) and rates measurement accuracy LOW. Dimensions are not survey verified
LOT DESCRIPTION:	Treed rural property with lawn, gardens and grade changes at the walkout. Home set back from the road. Walsh Fencing installed the backyard chain-link fencing in 2020
WATERFRONT:	No
SERVICES:	Hydro, propane, private well, septic and year-round road access
ZONING:	RR - Rural Residential and EP - Environmental Protection
TAXES:	\$4,862 for 2026
TV/INTERNET:	Bell Fibe
HEATING:	Propane forced-air furnace 2018/2019
COOLING:	Central air conditioning
RENTALS:	Propane tank (1000 litre) \$73.45 to Gerow Propane annually
FIREPLACES:	Propane stove, rec. room
WATER:	Drilled well located at the front of the house in the garden by the garage. O/O water test September 26, 2026
WASTE/ SEPTIC:	Septic system (Seller to replace septic tank prior to closing or rebate buyer for the quoted amount of replacement). Located on the East side of the deck, with a wooden cover over the tank lids. Age of system: 21 years. Septic system pumped 2021, 2023 and 2025 with only two people residing in the home

PROPERTY DETAILS *continued*

HOT WATER:	Electric (owned)
WATER TREATMENT:	Culligan treatment equipment, including an Iron-Cleer unit and reverse-osmosis storage tank/filter housings and softener (installed in 2020). The system is owned
INCLUSIONS:	Fridge, stove, dishwasher, washer, dryer, gazebo, satellite dishes, central vacuum, security system (not connected)
EXCLUSIONS:	None
COSTS:	Electricity \$2472, Propane \$2,948
SUGGESTED DEPOSIT:	\$50,000
SUGGESTED CLOSING:	60 to 90 days



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

Improvements since purchased in 2021:

- . new walk-in shower with Bath Fitters
- . new 17.5" toilets (all 3)
- . new appliances (fridge, stove, dishwasher)
- . new water system including well pump and pressure tank
- . new chain-link fencing with 3 gates in the backyard
- . new California shutters inside
- . new plush carpet in the basement
- . new 24 KW Generac whole-home generator (serviced annually)
- . new hot water tank (owned)
- . new leaf guards
- . new sump pump
- . new propane hookup for the BBQ
- . new EV charger in the attached garage
- . new breaker panel
- . new metal roof vents
- . new intake exhaust venting and outside vents
- . new Culligan water treatment system (owned)
- . furnace, air conditioning and water equipment have been serviced annually

NOTE:

The Seller agrees to install baseboards and trim in the basement before closing as per the quote provided by George Johnson for \$2,720 or reduce the purchase price by the same amount. The Buyer acknowledges reviewing George Johnson's quote before submitting this offer.

The Seller agrees to replace the septic tank per the provided estimate (ESTIMATE 108990834) from A1 Plumbing, \$12,317 inclusive of HST, before closing, or reduce the purchase price by the same amount. If the property sells with a closing date that does not allow replacement of the tank due to frozen ground, the Buyer agrees to accept a price reduction equal to the quote to replace the septic tank. The Buyer acknowledges reviewing the estimate from A1 Plumbing before submitting this offer.

One team. Every detail.



**FOR DOWNSIZERS.
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