GORDONS
REAL ESTATE BROKERAGE

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 241 Beley St, a beautifully maintained end-unit bungalow townhouse offering comfortable one-level living with exceptional additional space outdoors and downstairs.

From the moment you arrive, the covered front porch creates a warm and inviting first impression. Inside, the front entry features a practical mudroom, thoughtfully separated from the main living space by elegant French glass doors. The bright, open-concept kitchen, living, and dining area is designed for both everyday living and entertaining. The kitchen features stylish stone countertops and a generous island, creating a functional and welcoming gathering space. The spacious living room features a large bay window that fills the room with natural light, a cozy gas fireplace, and sliding doors leading to a covered wood deck—an ideal spot to relax or enjoy outdoor dining. The main floor offers two comfortable bedrooms, including a spacious bedroom with a walk-in closet, along with convenient main-floor living.

The fully finished walk-out basement adds remarkable versatility, featuring a third bedroom, a second gas fireplace, and a large workshop with plenty of room for hobbies, projects, or additional storage. The walk-out leads directly to a patio and the beautifully landscaped backyard.
Outside, enjoy a private, fully fenced backyard with beautiful gardens and a convenient shed. Adding to the home's functionality is a separate, attached garage/storage space with its own garage door—perfect for storing garden tools, lawn equipment, machinery, bicycles, or other outdoor essentials.

With its inviting indoor spaces, thoughtful layout, abundant natural light, multiple fireplaces, excellent storage, and beautiful outdoor areas, this home offers a wonderful combination of comfort, functionality, and charm.

PROPERTY DETAILS

ADDRESS: 241 Beley St, Brockville, ON, K6V7J7
TYPE: Single Family Townhouse/Rowhouse
LEGAL DESCRIPTION: PT LT 5 PL 406 PT 1, 28R9697; BROCKVILLE

SQ. FT:	1,308' above grade, 1,299' below grade (MPAC)
BEDROOMS:	3; 2 on main (1 has walk-in closet), 1 in basement
BATHS:	2; 2-piece, 4-piece both on main
LAUNDRY:	On main floor
BASEMENT:	Full, finished, walk-out
AGE:	28 years (1998) (MPAC)
ELECTRICAL:	100-amp breaker panel
ROOF:	Asphalt Shingle
FOUNDATION:	Poured concrete
FLOORS:	Tile, vinyl, carpet
CEILINGS:	Drywall, ceiling tile
WINDOWS:	Vinyl
EXTERIOR:	Brick, vinyl
INTERIOR:	Drywall, wallpaper
PARKING:	Paved, private, double-wide, 2-car
GARAGE:	Attached, single-wide
LOT SIZE:	48.68 ft by 120.0 ft (GeoWarehouse)
ZONING:	R4

PROPERTY DETAILS *continued*

TAXES:	$4529.73 (2026)
ROLL #:	080203007570500
PIN #:	441820192
HIGH SPEED INTERNET:	Available
HEATING:	Forced air gas
COOLING:	Central air conditioning
COSTS:	Average: Hydro $98.03/month, Natural gas $109.00, Water/sewer $179.42/every 3 months
RENTALS:	None
WATER:	Municipal
WASTE:	Sewer
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Fully fenced, shed, gardens
INCLUSIONS:	Fridge, stove, hood fan, dishwasher, washer, dryer, everything in the basement: shelves, work benches, radial arm saw, small utility cabinets (all as-is condition)
FIXTURES EXCLUDED:	Lawnmower, leaf blower, both lamps, and all garden and property maintenance items in the small additional garage space
SUGGESTED DEPOSIT:	5% of purchase price
SUGGESTED CLOSING:	Immediate

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One team.
Every detail.



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