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.

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UNDER ONE ROOF.

PROPERTY INFORMATION

Nestled on a mature, beautifully landscaped lot in the heart of Bath, 97 Pruyn Crescent offers an appealing blend of comfort, convenience, and potential. Located in an established neighbourhood close to schools, parks, golf, waterfront amenities, and everyday essentials, this charming back-split layout is an inviting place to call home.

Designed with functionality in mind, the home's distinct levels offer versatile living spaces with room to gather, entertain, or simply unwind. The upper level features three comfortable bedrooms and a four-piece family bathroom, while a three-piece bathroom on the lower level that only needs the shower hooked up adds everyday convenience and flexibility. The basement level features the laundry room, provides generous storage and potential for future development to suit your needs.

Step outside and discover a fully fenced backyard framed by mature trees, established gardens, and inviting outdoor spaces. Both back and side decks offer wonderful spots for morning coffee, summer barbecues, or relaxing with family and friends. A lower-level walk-up provides convenient access to the yard, while two storage sheds offer practical space for gardening tools and outdoor equipment. A paved, double-wide driveway provides ample parking.

Whether you're looking for your next family home or an opportunity to create a space that truly reflects your style, 97 Pruyn Crescent offers excellent potential in a desirable Bath location.

PROPERTY DETAILS

ADDRESS: 97 PRUYN CRES, BATH ON, K0H1G0
TYPE: Single family detached
LEGAL DESCRIPTION: LT 38 PL 1084; LOYALIST

SQ. FT:	1,046 above grade, 985 below grade (MPAC)
BEDROOMS:	3; all on second level
BATHS:	2; 1(4pc) second level, 1(3pc, unfinished) lower level
LAUNDRY:	Basement
BASEMENT:	Full, partially finished, split-level, walk-up
AGE:	49 Years (1977) (MPAC)
ELECTRICAL:	100amp breaker panel
ROOF:	Asphalt Shingles
FOUNDATION:	Masonry block
FLOORS:	Carpet, vinyl plank, linoleum
CEILINGS:	Stucco, drywall
WINDOWS:	Vinyl
EXTERIOR:	Brick, vinyl siding
INTERIOR:	Drywall
PARKING:	Double wide, paved, approximately 4 cars
GARAGE:	None
LOT SIZE:	60.0ft x 100.0ft (MPAC)
ZONING:	R1 – Residential Type 1

PROPERTY DETAILS *continued*

TAXES:	$3,552.27 (2026)
ROLL #:	110402001043374
PIN #:	451330199
HIGH SPEED INTERNET:	Available
HEATING:	Forced air gas
COOLING:	Central air conditioning
COSTS:	Averages: natural gas $$130/month, water and sewer: $135/bi-monthly, electricity: $110/month
RENTALS:	Hot water tank, and furnace (Reliance)
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Mature trees, garden, back deck, fully fenced, 2 sheds
INCLUSIONS:	Fridge, stove, hood fan, washer, dryer (all as-is condition)
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	5% of purchase price
SUGGESTED CLOSING:	Immediate

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One team.
Every detail.



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