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.

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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

Immaculately kept main-floor living, a brick exterior and an attached two-car garage distinguish this three-bedroom bungalow at 8 Hemlock Crescent in Belleville. Built in 2002, the home offers approximately 1,385 sq. ft. above grade, with two bathrooms, main-floor laundry and additional space in a partially finished basement. A paved driveway, interlocking walkway, landscaped beds and a mature front-yard tree lead to the sheltered entrance.

The foyer opens to connected living and dining areas with hardwood flooring and a large front window topped by an arched transom. The dining area provides space for a full dining table, while the kitchen at the rear of the home includes its own casual eating area. Natural wood upper cabinets and painted lower cabinets are complemented by light-coloured quartz counters, a tile backsplash with a decorative accent, recessed lighting and a peninsula with a double stainless-steel undermount sink. A sliding patio door opens from the eating area to the rear deck.

The primary bedroom includes a walk-in closet and a three-piece ensuite with a shower. Two additional main-floor bedrooms provide room for guests, family or a home office. A separate four-piece bathroom has a tub and shower combination. The main-floor laundry room includes a utility sink and overhead cabinetry, and connects directly to the garage.

Downstairs, a finished room with recessed lighting, a suspended ceiling, storage cabinetry and work surfaces provides space for hobbies, crafts or a recreation area. A substantial unfinished portion of the basement accommodates storage and mechanical equipment, plumbing for a 3rd bathroom, a utility sink and room for a workshop or future finishing.

The rear deck has space for outdoor dining and steps down to a lawn bordered by wood fencing. The attached garage has an automatic door opener, interior access through the laundry room and an exterior side door. Natural gas forced-air heating, central air conditioning, a heat recovery ventilator, water softener and central vacuum equipment complete the home's principal features.

PROPERTY DETAILS

ADDRESS: 8 Hemlock Crescent, Belleville, Ontario K8N 5W7
TYPE: Freehold Single Family Bungalow
LEGAL DESCRIPTION: PCL 4-1 SEC 21M168; LT 4 PL 21M168 THURLOW; S/T LT46121; BELLEVILLE; COUNTY OF HASTINGS

SQ. FT:	1,385 sq. ft. above grade (MPAC)
BEDROOMS:	3 on the main floor
BATHS:	2 on the main floor: a 4-piece main bathroom with tub/shower and a 3-piece primary ensuite with shower
LAUNDRY:	Main floor, with utility sink, overhead cabinetry and direct garage access
BASEMENT:	Full, partially finished. Finished hobby/recreation room with cabinetry and work surfaces; remaining space primarily unfinished for storage, utilities and workshop use
AGE:	24 Years old (2002 MPAC)
ELECTRICAL:	200 amp breaker panel
ROOF:	Asphalt shingles (16 years+/-)
FOUNDATION:	Poured concrete
FLOORS:	Hardwood flooring in living/dining areas and portions of the hall; carpet in bedrooms and finished lower-level areas; vinyl flooring in service areas and ceramic in the primary bathroom
CEILINGS:	Painted main-floor ceilings; suspended ceiling with recessed lighting in the finished basement room
WINDOWS:	Vinyl
EXTERIOR:	Brick, with soffits, fascia and eavestroughs
INTERIOR:	Drywall
PARKING:	Private paved driveway with adjoining interlocking walkway. Parking for 6 (4 in driveway and 2 in the garage, depending on vehicle size)
GARAGE:	Attached two-car garage with automatic door opener, interior access and exterior side door
LOT SIZE:	48.94 ft. frontage (MPAC) x 92.50 ft. depth (Geowarehouse) Irregular
ZONING:	R1 - Residential Type 1

PROPERTY DETAILS *continued*

TAXES:	$5,258.51 for 2026 (MPAC)
ROLL #:	120804013514164
PIN #:	40610-0094
HIGH SPEED INTERNET:	Cogeco
HEATING:	Natural gas forced-air furnace
COOLING:	Central air conditioning
RENTALS:	Hot water tank (Reliance $41 per month)
COSTS:	Gas $1,200 (estimated), Electricity $1,225 (estimated), $954 (estimated)
WATER:	Municipal. Culligan water softener (owned, not rented, disconnected). Gas-fired hot water tank (2012). Sump pump
WASTE:	Municipal
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Generally level residential lot with lawn, front landscaping, a mature front-yard tree, rear wood deck and wood fencing along the backyard
INCLUSIONS:	Fridge, stove, dishwasher, washer, dryer, central vacuum, water softener (disconnected 1 year ago)
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	$20,000
SUGGESTED CLOSING:	Immediate

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