



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at [www.gogordons.com](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

Welcome to 461 Henrietta Street located in the heart of picturesque Gananoque within walking distance of schools, parks, and a daycare.

Step inside this bright 3-bedroom backsplit perfect for the first time home buyer or for those wishing to downsize. The main level offers a generously sized living room with direct access to the fully fenced backyard with an 8X8 garden shed, surrounded by mature cedar hedges. Enjoy outdoor living on the spacious two-tiered deck with a metal gazebo on the lower level.

Step back inside to a warm and inviting atmosphere that boasts an updated kitchen with ample cabinetry and an eat-in area, ideal for casual family meals. This level is completed by a spacious primary bedroom and updated four-piece bathroom.

The finished basement features 2 additional bedrooms, a laundry room with a rough-in for a second bathroom and utility room, giving you the flexibility to tailor the area to your needs—whether for guests, work, or recreation.

461 Henrietta Street presents an exceptional opportunity to enjoy the peaceful Gananoque lifestyle while staying close to local amenities, schools, and parks. Don't miss your chance to make this charming property your first or next home!

# Property Details

**ADDRESS:** 461 HENRIETTA ST, GANANOQUE, ON, K7G1X8

**TYPE:** Semi-detached residential

**LEGAL DESCRIPTION:** PT LT 753 E GANANOQUE RIVER PL 86 PT 1  
28R4840; GANANOQUE

SQ. FT:	685' above grade, 685' below grade (MPAC)
BEDROOMS:	3; 1 main level, 2 basement level
BATHS:	1: 4-piece main level updated (2017)
LAUNDRY:	Basement- stackable washer/dryer, laundry sink
BASEMENT:	Fully finished
AGE:	1979 (46 years)
ELECTRICAL:	100-amp breaker
ROOF:	Asphalt (2024)
FOUNDATION:	Concrete block
FLOORS:	Laminate (2018) vinyl, carpet
CEILINGS:	Drywall
WINDOWS:	Vinyl (2001 & 2006)
EXTERIOR:	Vinyl/wood siding, gutter guards (2021)
INTERIOR:	Drywall, Kitchen updated (2017)
PARKING:	Single wide paved -2 car parking
LOT SIZE:	31.36' X 120.01' (geowarehouse)
ZONING:	R3
TAXES:	\$2,583 (2024)
ROLL #:	081400001543801

PIN #:	442450344
HIGH SPEED INTERNET:	Available
HEATING:	Furnace, gas (2021)
COSTS:	Gas; \$69,00/moth, Hydro; \$85,00/moth, Fixed Capital charges for water/sewer; \$391.34 every 3 months.
COOLING:	Central air conditioning (2021)
RENTALS:	Hot water heater, \$29.59/ moth
WATER:	Municipal
WASTE:	Municipal
LOT DESCRIPTION:	Fully fenced yard, 2-tiered deck with metal gazebo, garden shed, mature cedar hedges
CHATELS INCLUDED:	Fridge (2017) Stove (2017), dishwasher (2017), washer, dryer (2022) (all as is condition)
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

## Visit Website:

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