



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

This modern two-bedroom, two-bathroom home offers a perfect blend of style, comfort, and flexibility, built in 2020 by Duvanco homes with Tarion Warranty still in effect. The spacious foyer opens into an inviting open-concept layout that seamlessly connects the kitchen, dining, and living areas, ideal for entertaining or relaxed family living.

The kitchen features quartz countertops, a full-size pantry, stainless steel appliances, and a center island with a breakfast bar. Wood-like laminate flooring flows throughout the main living space, while the living room boasts a striking inset tray ceiling and a wall of south-facing windows with patio doors leading to the back deck, filling the home with natural light. The primary bedroom features double closets and a 4-piece ensuite bathroom, with main-floor laundry just down the hallway.

The full open-span lower level is insulated, plumbed for a bathroom and ready for your personal touch—whether you envision a rec room, home office, or guest suite. With its thoughtful design, quality finishes, and move-in-ready appeal, this home provides the perfect canvas for your future plans. There is an attached 2-car garage.

With a northwest-facing front and a sunny south-facing rear deck featuring cast iron decorative privacy panels with wildlife motifs, the home is designed for both beauty and function.

The home is located 2 blocks from Potter's Creek Park.

# Property Details

**ADDRESS:** 88 Glenview Crescent, Belleville, K8P 0G1

**TYPE:** Detached bungalow

**LEGAL DESCRIPTION:** LOT 24, PLAN 21M299 CITY OF BELLEVILLE

SQ. FT:	1,316 sq. ft. (MPAC)
BEDROOMS:	2 main level
BATHS:	2, 4pc ensuite and 4pc main bathroom
LAUNDRY:	Main floor laundry closet
BASEMENT:	Full, unfinished lower level, open span and insulated, sump pump with battery back up
AGE:	2020 (5 years old – Duvanco Homes)
ELECTRICAL:	200 amp panel in garage and sub panel in the basement
ROOF:	Asphalt shingles, heated eve trough system
FOUNDATION:	Poured concrete
INTERIOR:	Open concept, central vac system roughed in
EXTERIOR:	Brick
PARKING:	Paved double-wide drive, parking for 2 vehicles
GARAGE:	Attached double car garage, inside entry, partially finished and insulated, EGDO
LOT SIZE:	39.97 x 127.36 (MPAC)
ZONING:	R2 Residential Zone
TAXES:	\$5,969 (2025)
ROLL # / PIN #	120820002015564 / 406080996

HEATING:	Forced air gas furnace
ANNUAL COSTS:	\$717 (gas – 12 months) \$795 (utilities – 12 months) \$236 (electricity – 10 months)
COOLING:	Central AC system
RENTALS:	Enercare On Demand HWT \$53/month
WATER/WASTE:	Municipal
LOT DESCRIPTION:	Level
CHATELS INCLUDED:	Washer, dryer, fridge, stove, microwave, custom window coverings, shelving in garage
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$25,000
SUGGESTED CLOSING:	Flexible, not later than March 6, 2026

## Visit Website:

- Home Inspection Report
- Zoning Provisions
- Property Video
- Schedule B
- Tarion Warranty details
- Floor Plans + Virtual Tour