



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 30 Ermatinger Street, a charming raised bungalow situated in a peaceful, established neighborhood in Lakefield, Ontario. This home offers a great blend of privacy and convenience, located just a short walk from the water, perfect for scenic strolls or enjoying beautiful views.

Inside, the finished basement is bright and inviting, with large windows that make the space feel more like an extension of the main floor. This level offers plenty of potential, whether you're looking for extra living space, a home office, or an entertainment area.

The home features four comfortable bedrooms and two bathrooms. The main floor bath is conveniently accessible from both the primary bedroom suite and the hallway, making it ideal for family living or guests. A spacious kitchen, with easy access from the side entrance, is perfect for everyday meals and entertaining.

Outside, the fenced-in backyard provides a private retreat, while the shed at the end of the driveway offers additional storage. With a private driveway, plenty of natural light, and room to grow, this home in Lakefield is ready for you to move in and make it your own.

# Property Details

**ADDRESS:** 30 Ermatinger Street Lakefield Ontario K0L2H0

**TYPE:** Single family residential

**LEGAL DESCRIPTION:** PT LT 20 PL 11 VILLAGE OF LAKEFIELD PT 2 45R3986; SMI-ENN-LAK

SQ. FT:	1,037 above grade, 997 below grade.(MPAC)
BEDROOMS:	4; 3 on main floor, 1 in basement level.
BATHS:	2; 4 piece bath on main floor, 3 piece in basement.
LAUNDRY:	Laundry room in basement.
BASEMENT:	Full, fully finished.
AGE:	40 years (1985) (MPAC)
ELECTRICAL:	200 amp breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete block.
FLOORS:	Hardwood, Lamanite, Vinyl, Concrete.
CEILINGS:	Drywall, Plaster.
WINDOWS:	Vinyl
EXTERIOR:	Brick, Vinyl
INTERIOR:	Drywall
PARKING:	Single wide private driveway.
LOT SIZE:	51.86' x 102.17' (Geowarehouse)
ZONING:	R1
TAXES:	\$2,360 (2024)

ROLL #:	151603000402303
PIN #:	284030076
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air natural gas, electric baseboard.
COOLING:	Central air conditioning.
RENTALS:	Hot water tank.
WATER:	Municipal.
WASTE:	Sewer.
HOME INSPECTION:	Full version available at: <a href="http://www.gogordons.com">www.gogordons.com</a>
LOT DESCRIPTION:	Mature lot, landscaped, fenced in rear yard.
INCLUSIONS:	Fridge, stove, dishwasher, dryer (as is condition).
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of purchase price.
SUGGESTED CLOSING:	Immediate

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