GORDON'S
DOWNSIZING &
ESTATE SERVICES

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** to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Lovely 3 + 2 bedroom, 2,470 +/- sq. ft., 2 bathroom, elevated bungalow on a large one-acre lot in the quiet hamlet of Foxboro, just a short drive from Belleville, the 401 and two fantastic golf courses!

Built in 1989 with an attached 2 car garage, this mostly original home offers a traditional layout with connected living and dining room, three good sized bedrooms and a finished basement with a rec room and two additional bedrooms. The kitchen features an updated fridge and stove, lots of storage and pantry space and a sun filled eating area surrounded by windows and garden doors leading to the rear deck. The main floor windows were updated 6 years ago.

This home will benefit from some cosmetic updates and modern decorating and could turn into the dream home you've been looking for!

Property Details

ADDRESS: 633 Old Madoc Rd, Belleville, K0K 2B0
TYPE: Detached elevated bungalow
LEGAL DESCRIPTION: PT LT 3 CON 7 THURLOW PT 1 21R14004; BELLEVILLE; COUNTY OF HASTINGS

SQ. FT:	2,470 sq. ft. (as per floor plans)
BEDROOMS:	3 + 2
BATHS:	2; 1-5pc main floor with double vanity and 1-3pc in the basement with ceramic shower.
LAUNDRY:	Basement hookups
BASEMENT:	Full, fully finished walk-up basement (into the garage) with rec room, 2 bedrooms, 3pc bath and sump pump
AGE:	1989 (32 years old)
ELECTRICAL:	200 amp panel in the garage
ROOF:	Asphalt shingles (10+ years)
FOUNDATION:	Concrete block
EXTERIOR:	Brick and vinyl siding
INTERIOR:	Drywalled with central vac
PARKING:	Paved, double wide drive, space for 10+ vehicles
GARAGE:	Attached 2 car garage with garage door opener
LOT SIZE:	150.16 ft x 300 ft (1.03 acres)
ZONING:	RR – Residential
TAXES:	3,021 (2020)
ROLL #:	120810004535411

PIN #:	405280116
HEATING:	Forced air oil furnace ($2,280 for 2020)
HYDRO COSTS:	$865.58 (2020)
FIREPLACE:	Unused oil fireplace in rec room
COOLING:	Old centra A/C unit installed
RENTALS:	None
WATER:	Dug well with UV and water softener system
WASTE:	Septic system – off the SE corner of the house (pumped May 2020)
HOME INSPECTION:	Available at www.gogordons.com
LOT DESCRIPTION:	Generally level, partially fenced
CHATTELS INCLUDED:	Central vac attachments, dishwasher, dryer, garage door opener, fridge, satellite dish, smoke detectors, stove and washer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	$25,000
SUGGESTED CLOSING:	Immediate

Visit Website:

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