



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

This inviting townhouse at 33 Critzia Drive is located in a sought-after gated community in Mount Hope, offering a comfortable and well-designed living space. Featuring two bedrooms and two bathrooms, the home includes a spacious primary bedroom with a walk-in closet and a full ensuite bath. High ceilings enhance the sense of openness throughout, while the kitchen is equipped with stainless steel appliances and a gas stove for everyday convenience.

The living room is warm and welcoming with a gas fireplace, making it an ideal space to relax or entertain. Laundry is conveniently located on the main floor, and the attached double-wide garage provides generous parking and storage. Outside, the private fenced backyard with a deck and mature trees offers a peaceful setting for outdoor enjoyment.

Residents also benefit from a range of condo amenities including an exercise room, games room, indoor pool, party or meeting room, and clubhouse. The location provides easy access to major highways, making commuting simple, and is close to grocery stores, shopping, and everyday amenities, combining quiet community living with excellent connectivity.

Property Details

ADDRESS: 33 CRITZIA DR MOUNT HOPE L0R1W0

TYPE: CONDO ROW/TOWN HOUSE

LEGAL DESCRIPTION: SEE SCHEDULE B

SQ. FT:	1,475 above grade, 1,475 below grade. (MPAC)
BEDROOMS:	2; 2 on main floor.
BATHS:	2; 4 piece on main floor, 3 piece ensuite on main floor.
LAUNDRY:	On main floor.
BASEMENT:	Unfinished.
AGE:	22 YO (2003).
ELECTRICAL:	100 amp breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete blocks.
FLOORS:	Hardwood, ceramic tile, concrete.
CEILINGS:	Plaster, drywall.
WINDOWS:	Vinyl.
EXTERIOR:	Brick, vinyl.
INTERIOR:	Drywall.
PARKING:	Exclusive use double wide paved driveway fits 2 cars.
GARAGE:	Double wide, attached.
ZONING:	RM3-002
TAXES:	\$4,993.43 (2025).
CONDO FEES:	\$877.21 (current monthly fee).
MANAGEMENT CO:	Wilson Blanchard Management Inc.

PET FRIENDLY:	Yes, with restrictions.
ROLL #:	251890211012199
PIN #:	183670029
HIGH SPEED INTERNET:	Available.29
HEATING:	Forced Air Natural Gas.
FIREPLACE:	Gas fireplace in living room.
COOLING:	Central Air.
RENTALS:	None.
WATER:	Municipal.
WASTE:	Municipal.
STATUS CERTIFICATE:	Available.
AMENITIES:	Exercise room, games room, indoor pool, party/meeting room, club house.
CONDO FEE INCLUDES:	Water, building insurance, parking, common elements, standard internet and cable.
CHATELS INCLUDED:	Dishwasher, fridge, oven, washer, dryer, central vac.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of sale price.
SUGGESTED CLOSING:	Immediate.

Visit Website:

- Status Certificate
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour