



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

Welcome to 303 Woodridge Road!

Set on a quiet, tree-lined road just minutes from Brockville's waterfront, shopping, and commuter routes, this property offers the peace of the countryside with the convenience of town close at hand. Surrounded by mature maples and evergreens, the home rests on a beautifully landscaped lot that feels private, natural, and refined.

Inside, this updated 3-bedroom, 2.5-bath bungalow offers nearly 2,000 sq. ft. of bright, airy living space with a warm, inviting sense of luxury. The modernized kitchen features rich wood cabinetry, stainless-steel appliances, and a cheerful glass-tile backsplash that opens to a relaxed breakfast nook and adjoining family room with vaulted ceilings, a dramatic arched window, and cozy fireplaces that bring light and comfort together. A separate dining room and additional sitting area extend the flow for entertaining or quiet evenings, combining comfort with elegance.

The primary suite includes an updated 3-piece ensuite, while two additional bedrooms and a refreshed 4-piece bath complete the private wing. Everyday practicality shines in the mudroom and laundry area with inside entry to the attached double garage.

Step outside to your own private retreat, featuring a multi-level deck, hot tub, and brick patio nestled beneath mature trees. A charming footbridge crosses a seasonal stream leading to a large detached garage/workshop—ideal for hobbies, creative projects, or additional storage. The fenced

yard and surrounding greenery create a sense of calm and seclusion rarely found this close to town.

Meticulously maintained and thoughtfully updated, 303 Woodridge Road blends timeless comfort with everyday luxury—an inviting home where privacy, space, and warmth come together perfectly.

Property Details

ADDRESS: 303 Woodridge Road, Elizabethtown, Ontario K6V5T3

TYPE: Single family residential

LEGAL DESCRIPTION: PCL B PL 219; PT LT 28 CON 1

ELIZABETHTOWN PT 1 28R640; S/T LR113592; ELIZABETHTOWN-KITLEY

SQ. FT:	1,991 (MPAC).
BEDROOMS:	3 + den. Primary features 3 piece ensuite bath
BATHS:	3; 4 piece main bath, 3 piece ensuite in primary bedroom, 2 piece bath off laundry area.
LAUNDRY:	Main floor laundry.
BASEMENT:	Crawl space.
AGE:	51 years (1974)
ELECTRICAL:	Breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete.
FLOORS:	Hardwood, vinyl.
CEILINGS:	Drywall, exposed beam.
WINDOWS:	Vinyl.
EXTERIOR:	Brick, cedar.
INTERIOR:	Drywall.
PARKING:	Double wide paved private driveway with turnaround.
GARAGE:	Attached double wide, detached double wide.
LOT SIZE:	127.56' x 669.54' – 2.327 acres (MPAC).
ZONING:	RE

TAXES:	\$3,490 (2025)
ROLL #:	080100006019405
PIN #:	443220060
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air natural gas.
COOLING:	Central Air conditioning.
FIREPLACE:	Electric, Natural gas.
COSTS:	Hydro - \$1,500 / yr., Gas - \$1,400/yr., Water - \$670/yr (approximate).
RENTALS:	None.
WATER:	Municipal.
WASTE:	Private septic.
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Mature lot, landscaped, private, acreage.
INCLUSIONS:	Fridge, stove, dishwasher, microwave, washer, dryer, hot tub (all in 'as is' condition).
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of purchase price.
SUGGESTED CLOSING:	Immediate.

Visit Website:

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