



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

Set on a serene 2-acre wooded lot in Madoc, this elevated 3 + 2 bedroom 2.5 bathroom 1,500 + sq. ft. bungalow offers peaceful country living with modern conveniences and scenic views. The main floor is bright and inviting, with engineered hardwood floors, a large eat-in kitchen with a dining area, and a sunlit east-facing picture window in the living room that showcases pastures and grazing horses across the road, adding a touch of pastoral charm to the home.

The lower level, which walks out to the south side yard, features a fully equipped in-law suite complete with its own kitchen, 3-piece bathroom, and 2 bedrooms, as well as a cozy family room warmed by a gas stove. This versatile space provides comfort and privacy for guests or extended family, blending seamlessly into the home's design.

Outside, practical amenities abound, including an oversized attached carport with overhead lighting, a detached insulated two-bay garage with oversized overhead doors, a workshop, an attic, and a 100-amp breaker panel with 30 amp 250v plugs. There is a Generac generator, additional storage sheds, and three metal pergolas offering outdoor versatility, making this property ideal for enjoying nature, entertaining, or simply unwinding in your private wooded retreat. The back yard faces west.

Property Details

ADDRESS: 293 Hunt Club Road, R. R. #2, Madoc

TYPE: Elevated bungalow

LEGAL DESCRIPTION: PT LT 5 CON 9 MADOC PT 1
21R11217; MADOC; COUNTY OF HASTINGS

SQ. FT:	1,533 +/- sq. ft. (per MPAC)
BEDROOMS:	3 + 2
BATHS:	2.5; 1-4pc main (with laundry), 2pc main, 1-3pc basement
LAUNDRY:	Main floor bathroom
BASEMENT:	Double door walk-out basement with kitchen, family room, 2 bedrooms, bathroom, sump pump, sewer pump, water system and utilities
AGE:	1989 (35 years as per MPAC)
ELECTRICAL:	200 amp breaker panel with Generac generator and generator panel
ROOF:	Asphalt shingles
FOUNDATION:	Concrete block
INTERIOR:	Engineered hardwood floors and laminate floors, hardwired security system, Central Vac, drywall
EXTERIOR:	Brick and vinyl siding, most windows and doors replaced in 2017. New leaf gutters installed in 2021.
PARKING:	Gravel drive to the parking area, space for 6 + vehicles
GARAGE:	Double wide carport and detached insulated 2 car garage (built 2002) with woodstove, attic and workshop, 100 amp breaker panel with 30 amp service, overhead doors are 9' H x 9'10" W. New eve troughs with leaf gutters in 2021.

LOT SIZE:	300' x 300' (2.07 acres as per MPAC)
ZONING:	RR – Rural Residential Zone and EP – Environmental Protection Zone
TAXES:	\$3,529.07 (2024)
ROLL # / PIN #	123600001009805 / 401980108
HEATING:	Forced air propane furnace
COOLING:	Central AC System
RENTALS:	Propane tanks (\$65 + HST per year – Gerow Propane 613-475-2414))
WATER/WASTE:	Private well (in carport) / Septic system (last pumped 2019)
COSTS:	Propane \$1,600 +/- per year, Electricity \$2,070 per year
LOT DESCRIPTION:	Rolling, treed lot
CHATELS INCLUDED:	Fridge, stove, Generac generator, dishwasher, 2 satellite dishes, TV antenna, flagpole, 3 metal gazebos/shade covers, 2 garden sheds, washer, dryer, basement fridge and stove
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

- Home, WETT, Septic and Well Inspection Report
- Zoning Provisions
- Property Video
- Schedule B
- Floor Plans + Virtual Tour