



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 this meticulously maintained 2-storey single-family home, where comfort and style meet convenience. Boasting 4 spacious bedrooms and 3 bathrooms, this home is perfect for making happy family memories, entertaining and relaxing in front of a cozy fireplace.

When approaching the home, you'll notice the beautiful landscaping and flower beds, which are all watered through a convenient sprinkler system. The large double wide attached garage provides the perfect space for storage and to eliminate cleaning off your vehicle in the cold winter months.

Inside, you can see the care and love that has gone into this home by the owners over the years. The touch of retro charm adds to the overall character and endearing quality of the space. With the home being large and spread over 2200 sq. ft. of above ground living space, convenience was top of mind with keeping the laundry on the main floor, a kitchen sink garburator for easy cleanup and a full four-piece ensuite bathroom off the primary bedroom on the upper level. Not to be looked over, the primary bedroom also has more than enough closet space and ample storage.

The large unfinished basement, complete with a cold room, offers abundant storage and endless possibilities for future customization. The expansive hedged backyard provides privacy and tranquility, while the large deck is ideal for entertaining or enjoying quiet moments outdoors. Don't miss your opportunity to own this exceptional property!

# Property Details

**ADDRESS:** 1605 Grant Ave, Cornwall, K6J 5K4

**TYPE:** Detached Single Family Home

**LEGAL DESCRIPTION:** LT 29 PL 339; CORNWALL

|             |   |
|-------------|---|
| SQ. FT:     | 2220 (1253 First Floor, 967 Second Floor, 1313 Basement) (MPAC) |
| BEDROOMS:   | 4 Bedrooms (All Upstairs)                                       |
| BATHS:      | 3 Bathrooms (1 Half Bath, 1 Four Piece, 1 Four Piece Ensuite)   |
| LAUNDRY:    | In Unit (Main Floor)  |
| BASEMENT:   | Full, Unfinished  |
| AGE:        | 45 Years Old (1979) (MPAC)                                      |
| ELECTRICAL: | Breaker   |
| ROOF:       | Asphalt Shingle   |
| FOUNDATION: | Poured Concrete   |
| FLOORS:     | Carpet, Ceramic Tile  |
| CEILINGS:   | Drywall, Stucco   |
| WINDOWS:    | Vinyl   |
| EXTERIOR:   | Brick, Siding   |
| INTERIOR:   | Drywall, Wallpaper, Wood  |
| PARKING:    | Double Wide Private Drive                                       |
| GARAGE:     | Double Wide Attached Garage                                     |
| LOT SIZE:   | 80 ft x 120 ft (1979 Survey Report)                             |
| ZONING:     | RES 10  |

|                      |   |
|----------------------|---|
| TAXES:               | \$5785.24, \$1323.24 Water Tax (From Client Records)                                |
| ROLL #:              | 040206000852800   |
| PIN #:               | 602120180   |
| HIGH SPEED INTERNET: | Available   |
| HEATING:             | Forced Air, Natural Gas   |
| COOLING:             | Central Air   |
| FIREPLACE:           | 1 Wood  |
| RENTALS:             | None  |
| WATER:               | Municipal   |
| WASTE:               | Municipal   |
| HOME INSPECTION:     | Full version available at: <a href="http://www.gogordons.com">www.gogordons.com</a> |
| LOT DESCRIPTION:     | Single Family Detached  |
| INCLUSIONS:          | Fridge, Stove, Dishwasher, Washer, Dryer, Window Blinds, Kitchen Garburator         |
| FIXTURES EXCLUDED:   | None  |
| SUGGESTED DEPOSIT:   | \$20,000  |
| SUGGESTED CLOSING:   | Immediately   |

## Visit Website:

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