



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 55 Bridge Street, conveniently located on the 401 corridor between Napanee and Kingston, a tranquil suburban neighborhood in the village of Odessa. This charming, 1,292 sq ft raised bungalow with single attached garage offers a comfortable and convenient lifestyle with its thoughtfully designed layout and desirable features.

Boasting three bedrooms on the main floor each adorned with generous double closets, and 3 bathrooms, including a convenient 4-piece on the main floor and 4-piece ensuite in the primary bedroom, this home provides ample space for families or individuals seeking comfort and functionality.

The allure continues as you step inside to discover a welcoming double-height foyer with a convenient coat closet, setting the tone for the warm and inviting ambiance throughout. The main floor effortlessly flows into a spacious living room with large windows, and a gas fireplace provides an ideal space for relaxation and entertainment.

The kitchen, with its ample cabinetry, pantry, and large dining area, is the heart of the home, catering to culinary enthusiasts and offering a perfect spot for gatherings. The back deck, with its privacy provided by mature trees, is an excellent place to unwind and enjoy the outdoors.

The fully finished rec room downstairs, along with an additional 2-piece bathroom /laundry room/utility room, offers versatility for recreation or relaxation. The single-car garage with access from the lower level adds convenience and security to the property.

Conveniently located near shopping, parks, and schools, and across the street from Millaven Creek, 55 Bridge Street offers the perfect blend of tranquility and accessibility. Don't miss the opportunity to make this exceptional property your new home.

Property Details

ADDRESS: 55 Bridge Street, Odessa, ON, K0H2H0

TYPE: Single- Family Residential Detached

LEGAL DESCRIPTION: PT LT 31 CON 4 ERNESTOWN PT 2 29R7240; LOYALIST

SQ. FT:	1292' above grade 678' below grade (MPAC).
BEDROOMS:	3: main level.
BATHS:	3; 4-pc main, 4 -pc ensuite, 2-pc basement.
LAUNDRY:	Basement.
BASEMENT:	Fully Finished.
AGE:	1997 (27 years).
ELECTRICAL:	100-amp Breaker panel.
ROOF:	Asphalt (2014).
FOUNDATION:	Concrete Block.
FLOORS:	Hardwood (2013), ceramic, vinyl, carpet.
CEILING:	Main floor plaster, basement (Attenuation class acoustic tile)
WINDOWS:	Vinyl.
EXTERIOR:	Vinyl siding,
INTERIOR:	Drywall, Patio Doors (2022), wood flooring (2013).
PARKING:	Single wide 2 car, asphalt private driveway.

GARAGE:	Single wide, garage door (2014)
LOT SIZE:	60.90' x 92.64' (Geowarehouse)
ZONING:	R-1
TAXES:	\$3,700 (2023)
ROLL #:	110401016012215
PIN #:	451280102
HEATING:	Forced air gas (2011)
FIREPLACE:	1; Gas (2011)
COOLING:	Central Air conditioning
MONTHLY COSTS:	Hydro \$112, Gas(Enbridge) \$102.09, Water & sewer \$65.96
RENTALS:	Hot water tank (Reliance) \$31.62/mth.
WATER/WASTE:	Municipal
LOT DESCRIPTION:	Fenced rear yard (2016), private deck, mature trees, Cul-de-sac.
INCLUSIONS:	Stove, Fridge, Dishwasher, Washer, Dryer. Lawn sprinklers (as is condition), Alarm system (as is condition)
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans & Virtual Tour