



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

Nestled on 85 acres of unspoiled natural beauty, 4402 Bradford Road E in Harrowsmith is a stunning 3-bedroom, 2-bathroom raised bungalow built by Wemp and Smith in 2003. This property is being offered for the first time, presenting a unique opportunity to own a piece of serene countryside living.

The first floor is designed with an open concept that allows for an abundance of natural light to flow throughout the space. The well-appointed kitchen boasts custom cabinets, a built-in oven and range top, and a large kitchen island with a built-in sink, making it a perfect space for culinary enthusiasts. The kitchen and dining area seamlessly extend to an elevated covered deck, where you can enjoy breathtaking views of the surrounding natural landscape.

Convenience is key with a main floor laundry room that includes extra storage, ensuring that all your household needs are met with ease. The three generously sized bedrooms on the main floor provide comfortable living spaces for family and guests alike. The primary bedroom is a true retreat, featuring a walk-in closet, a 3-piece ensuite bath, and a view that brings the beauty of nature right into your private sanctuary.

The attached double garage not only offers ample parking space but also includes inside entry and a separate entrance to the basement, adding a layer of convenience and versatility to the home. The walkout basement, with its large windows and private patio, offers additional living space and the potential to be transformed into an in-law suite or a second unit, thanks to a large finished rec room and a roughed-in bath.

The sprawling 85 acre property features an off grid access road and is zoned EP and RU and hosts a plethora of natural beauty and wildlife making the possibilities endless for a future home owner.

This home combines modern living with the tranquility of nature, providing a perfect setting for those seeking a peaceful retreat without sacrificing comfort or convenience. With its impressive features and idyllic location,

4402 Bradford Road E is more than just a home—it's a lifestyle.

# Property Details

**ADDRESS:** 4402 Bradford Road E, Harrowsmith, Ontario, K0H1V0

**LEGAL DESCRIPTION:** PT LT 10 CON 5 PORTLAND AS IN FR741589, E OF TRAVELLED RD (AKA WOLFE SWAMP RD), EXCEPT PT 4 TO 613R8653 & TRAVELLED RD ABUTTING ELY LIMIT; SOUTH FRONTENAC

BEDROOMS:	3 on main level. Large primary features walk in closet.
BATHS:	2; 3 piece main bath, 3 piece ensuite in primary bedroom + rough in for third bath in basement.
LAUNDRY:	Main floor laundry with laundry sink and storage.
BASEMENT:	Full height basement with walk-up to garage and walkout to back yard. Partially finished with large rec room, easily developed into secondary unit.
AGE:	21 years (2003).
ELECTRICAL:	200 amp breaker panel, generator hookup in garage.
ROOF:	Asphalt shingles.
FOUNDATION:	ICF.
FLOORS:	Laminate, Tile, cement.
CEILINGS:	Drywall.
WINDOWS:	Vinyl.
EXTERIOR:	Brick, vinyl siding.
INTERIOR:	Drywall.
PARKING:	Private paved driveway.
GARAGE:	Double wide attached garage with inside entry.

LOT SIZE:	618.96' x 2,287.52' irregular – 84.50 Acres.
ZONING:	RU, EP
TAXES:	\$2,812.43 (2023).
ROLL #:	102908003015000
PIN #:	361390328
HIGH SPEED INTERNET:	Available.
HEATING:	Heat pump, Forced air electric furnace.
COOLING:	Heat pump.
COSTS:	Electricity - \$120/mo. Summer, \$250/mo. Winter.
RENTALS:	None.
WATER:	Drilled well.
WASTE:	Private septic.
HOME INSPECTION:	Full version available at: <a href="http://www.gogordons.com">www.gogordons.com</a>
INCLUSIONS:	Fridge, stove, cooktop, dishwasher, range hood, washer, dryer, water filtration system, pool table in basement, shelter in back yard.
FIXTURES EXCLUDED:	None.
SUGGESTED CLOSING:	Immediate.

## Visit Website:

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