

Dear Prospective Buyer:



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 661 Hwy 15, where country charm meets modern comfort, nestled on a private lot surrounded by mature trees, this property offers a tranquil retreat from the hustle and bustle of city life.

As you approach the home, you'll appreciate the separate detached single garage and carport, providing ample space for vehicles and storage. Two separate driveway entries also provide ample space for parking.

Step inside to a functional floor plan featuring a kitchen with adjoining dinette and walk-out to a large deck, living room with a bay window allowing natural light and creating an inviting ambiance, main level 3-piece bathroom and two bedrooms.

Additional features include an unfinished basement with loads of development potential and wood stove backup, ensuring warmth and efficiency throughout the seasons.

With its blend of character, comfort, and functionality, 661 Hwy 15 presents an exceptional opportunity to embrace the serene lifestyle of Morton Bay, all within reach of local attractions Rock Dunder, fishing, amenities and schools, don't miss your chance to make this property your own.

# Property Details

**ADDRESS:** 661 Hwy 15, Morton, ON, K0E1N0

**TYPE:** SINGLE FAMILY RESIDENTIAL

**LEGAL DESCRIPTION:** PT LT 1 E/S MAIN ST, 2 E/S MAIN ST, 3 E/S MAIN ST, 4 E/S MAIN ST, 5 E/S MAIN ST PL 1 AS IN LR323893; RIDEAU LAKES

SQ. FT:	888' above Grade, 888' Below Grade (MPAC).
BEDROOMS:	2.
BATHS:	1; 3-pc.
LAUNDRY:	Main Level.
BASEMENT:	Full, Unfinished.
AGE:	1963 (61 Years).
ELECTRICAL:	100-amp breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete Block.
FLOORS:	Hardwood, Vinyl, Concrete.
CEILINGS:	Drywall.
WINDOWS:	PVC Thermal Glazed.
EXTERIOR:	Aluminum Siding.
INTERIOR:	Drywall, Plaster.
PARKING:	Single wide asphalt driveway.
GARAGE:	1; Single detached garage with carport.
ZONING:	G2
TAXES:	\$1,765.37 (2023)

LOT SIZE:	334.61' x Irregular.
ROLL #:	083183604112600
PIN #:	441140137..
HIGH SPEED INTERNET:	Available.
HEATING:	Forced Air Oil.
FIREPLACE(S):	Wood Burning Stove.
COOLING:	Central air conditioning.
RENTALS:	Hot water tank.
WATER:	Private Well.
WASTE:	Private Septic.
LOT DESCRIPTION:	Mature Trees, Landscaped.
CHATELS INCLUDED:	Fridge, Stove, Dishwasher, Washer, Dryer, Alarm System (all as is condition).
HOME INSPECTION:	Full version available at <a href="http://www.gogordons.com">www.gogordons.com</a>
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

## Visit Website:

- Full Home, Septic & Well Inspection Report
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour