



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

Step into this delightful 3-bedroom, 2-bathroom home, built in 1957 and cherished by a single family. This property offers a unique blend of classic charm and modern potential, perfect for those looking to create lasting memories in a well-loved space.

As you approach, you'll be captivated by the home's expansive driveway, long enough to accommodate multiple vehicles with ease. The driveway leads to a large, beautifully manicured yard, complete with a picturesque back garden that invites you to relax and enjoy the outdoors. Whether you're hosting summer gatherings or simply unwinding after a long day, this outdoor space provides the perfect backdrop.

Inside, you'll find a warm and inviting atmosphere, with unique retro features that have been meticulously preserved, adding a nostalgic charm to every corner. The spacious living areas are perfect for both everyday living and entertaining, offering a seamless flow between rooms.

The home's huge basement is a true gem with high ceilings one concrete block higher than other homes of this era. This sprawling space provides endless possibilities for customization. Whether you envision it as a large rec room, a home theater, a gym, or even an additional bedroom, this versatile space can adapt to your needs.

This home has been carefully maintained, reflecting the love and care of its long-time owners. It's a rare opportunity to own a property with such character and history in a tranquil, welcoming neighborhood.

Property Details

ADDRESS: 50 Fairfield Blvd, Amherstview Ontario K7N 1L4

TYPE: Detached Single Family Home

LEGAL DESCRIPTION: LT 175 PL 375; LOYALIST

SQ. FT:	1040 First Floor, 1075 Basement (MPAC)
BEDROOMS:	3 Bedrooms (All Upstairs)
BATHS:	2 Bath (1 Four Piece Upstairs, 1 Half Bath Downstairs)
LAUNDRY:	In Unit (Basement)
BASEMENT:	Full, Partially Finished
AGE:	67 (1957) (MPAC)
ELECTRICAL:	Breaker Panel
ROOF:	Asphalt Shingle
FOUNDATION:	Concrete Block
FLOORS:	Carpet (Hardwood Under Livingroom/Dining Room), Linoleum, Tile
CEILINGS:	Stucco, Drywall
WINDOWS:	Wood, Vinyl
EXTERIOR:	Brick
INTERIOR:	Drywall, Wallpaper, Wood
PARKING:	Extended Double Wide Private Drive
STORAGE SHED:	3 Door Storage Shed
LOT SIZE:	70.12 ft x 131.87 ft (Geowarehouse)
ZONING:	R1
TAXES:	\$3757.24 (2024 Tax Bill)

ROLL #:	110401002008900
PIN #:	451311478
HIGH SPEED INTERNET:	Available
HEATING:	Forced Air, Natural Gas (2022)
COOLING:	Central Air
FIREPLACE:	Wood Burning
RENTALS:	None
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Single Family Detached
INCLUSIONS:	Fridge, Stove, Dishwasher, Washer, Dryer, Chest Freezer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

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