



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 255 County Road, Odessa—a stunning updated stone farmhouse set on a sprawling 119.21-acre lot, perfect for residential or agricultural use. This property is a dream come true for equestrian lovers, featuring a barn, workshop, drive shed, and a riding ring. With 30 tillable acres and picturesque trails that lead back to a serene beaver pond and nature preserve. The non tillable land has been reforested and includes thousands of trees of various species representing the diversity and natural beauty of the area. This property offers both functionality and natural beauty.

Step inside to discover a harmonious blend of modern conveniences and rustic charm. The main floor boasts an extra-large custom kitchen that seamlessly flows into a beautiful three-season sunroom. An expansive living room with a striking stone fireplace provides a cozy gathering space. The main floor also includes a luxurious four-piece bath with a walk-in shower and jetted tub, and a custom-built den complete with a wood stove and overlooking the rear deck, perfect for relaxation and entertaining.

The top floor houses a two-piece bath and four generously sized bedrooms, offering ample space for family and guests. Whether you seek the tranquility of rural living or the versatility of agricultural opportunities, this property delivers.

Located just minutes from Highway 401 and the city of Kingston, 255 County Road, Odessa, presents a fantastic opportunity to own a piece of countryside paradise with modern amenities. Don't miss your chance to make this exceptional property your own.

# Property Details

**ADDRESS:** 255 County Road 20, Odessa, On. K0H2H0

**TYPE:** Single family residential agricultural property.

**LEGAL DESCRIPTION:** PT LT 38 CON 7 ERNESTOWN AS IN LA73903; LOYALIST

SQ. FT:	2,733 above grade, 1,061 below grade.
BEDROOMS:	4 on top floor.
BATHS:	2; 4 piece on main level with walk in shower and jetted tub, 2 piece on top floor.
LAUNDRY:	Main floor laundry off kitchen.
BASEMENT:	Stone.
AGE:	100 + years.
ELECTRICAL:	Breaker panel, Glass fuse panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Stone
FLOORS:	Ceramic, hardwood, carpet.
CEILINGS:	Wood, exposed beam.
WINDOWS:	Vinyl.
EXTERIOR:	Siding.
INTERIOR:	Stone, brick, drywall, wood, plaster.
PARKING:	10+ vehicles.
OUT BUILDINGS:	Large workshop, drive shed, barn.
LOT SIZE:	119.210 acres.

ZONING:	RU
TAXES:	\$6,033.91 (2023).
ROLL #:	110401014010600
PIN #:	451210125
HIGH SPEED INTERNET:	Available.
HEATING:	Heat pump, forced air oil, electric baseboard.
COOLING:	Heat pump.
COSTS:	Hydro - \$3,100/yr., oil - \$2,900/yr.
RENTALS:	Water heater (Reliance).
WATER:	Drilled well.
WASTE:	Private septic.
HOME INSPECTION:	Full version available at: <a href="http://www.gogordons.com">www.gogordons.com</a>
LOT DESCRIPTION:	Large agricultural lot, 30 tillable acres, trails, beaver pond on Nature preserve, house, barn, workshop, driveshed, riding ring on frontage.
INCLUSIONS:	Fridge, Stove, Dishwasher, freezer, washer, dryer, window coverings.
FIXTURES EXCLUDED:	None.
SUGGESTED CLOSING:	Immediate.

## Visit Website:

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