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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 this charming three-bedroom red brick Belleville home, brimming with original 1960s details, setting the tone for the home's vintage appeal. Offering a formal dining room with floor-to-ceiling shallow bay window that floods the space with natural light, and a built-in China cabinet as well as a separate living room with an electric fireplace. The mostly original eat-in kitchen has been thoughtfully updated with Corian-like countertops, blending classic and contemporary elements seamlessly. A rear family room addition provides easy access to the backyard oasis, making indoor-outdoor living a breeze. Most of the windows in the home have been updated to vinyl. Oak hardwood under carpet on both floors except the family room addition.

Upstairs, you'll find three cozy bedrooms, two of which have delightful dormer windows that add architectural interest and charm. The primary bedroom has its own three-piece ensuite bathroom, offering convenience and privacy. Each room retains the home's mid-century character, providing a warm and inviting atmosphere throughout.

The finished basement extends the living space with several versatile areas that can be tailored to suit your needs, whether it be a home office, playroom, or additional lounge area. Situated in a family-friendly neighborhood with an attached two car garage, this home offers the perfect blend of vintage charm and modern potential, ready for your personal updates and touches to make it truly your own.

The south/southwest-facing backyard is a true retreat, featuring an inground pool and a charming shade pergola, perfect for relaxing and entertaining during the warmer months.

# Property Details

**ADDRESS:** 61 Edgehill Rd, Belleville, K8N 2K9

**TYPE:** Detached 1.5 story home

**LEGAL DESCRIPTION:** PT LT 194-195 PL 1109 THURLOW AS  
IN QR201394; BELLEVILLE; COUNTY OF HASTINGS

SQ. FT:	1,507 (MPAC)
BEDROOMS:	3
BATHS:	3; 1-2pc main, 1-3pc ensuite, 1-4pc second floor
LAUNDRY:	Basement laundry room
BASEMENT:	Full, fully finished, sump pump
AGE:	1963 (61 years)
ELECTRICAL:	100 amp panel
ROOF:	Asphalt shingles 2021
FOUNDATION:	Concrete block
FLOORS:	Carpet, floor tile, original oak hardwood under carpet on the main and second floor except family room addition and kitchen
WINDOWS:	Most updated to vinyl, floor to ceiling shallow bay double pane wood windows
EXTERIOR:	Brick and vinyl, paved drive with interlocking brick accents, rear patio and pergola
PARKING:	Double wide paved drive, space for 4 vehicles
GARAGE:	Attached 2 car garage with 1 EGDO, attic storage access, inside and backyard access
LOT SIZE:	70.15" x 113.15" (irregular, Geowarehouse)
POOL:	Outdoor, inground pool with deep diving board and ladder, pool cover, gas fired pool heater. Installed 1978 – updated liner, furnace, sand

filter and high-Flo pump (2002 by Keller Pools)  
Liner has 25 year limited pro rated warranty. St.  
Lawrence Pools is doing weekly maintenance

ZONING:	R1 Residential Zone
TAXES:	\$4,854.91 for 2024
COSTS FOR 12 MONTHS:	Gas \$1,838, Electricity \$1,246, water/sewer \$1,165
ROLL # / PIN #	120804013503900 / 404940080
HEATING:	Forced air gas furnace with supplemental EBB
FIREPLACE:	Electric fireplace insert
COOLING:	Central AC system
RENTALS:	Gas hot water tank (Reliance - \$64.02 quarterly)
WATER/WASTE:	Municipal / Sewers
LOT DESCRIPTION:	Fully fenced, Irrigation system and exterior lighting, shed, pool house (with sand filter, pump and change room)
CHATELS INCLUDED:	Yard statues, fridge, stove, dishwasher, washer, dryer, pool equipment, attached mirrors, laundry room cupboards, snow blower, garden tools
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$50,000
SUGGESTED CLOSING:	Immediate

## Visit Website:

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