



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

Nestled on a quiet rural street just beyond the heart of the charming village of Tamworth, 1585 Bradshaw Road offers the perfect blend of privacy and space.

This expansive bungalow sits on a picturesque 4-acre lot, surrounded by mature trees and backing onto green space, providing a peaceful retreat for nature lovers.

A long private driveway leads to the oversized three-bay attached garage, ideal for storage, projects, or multiple vehicles.

The welcoming front deck, accessible by both stairs and a ramp, invites you inside to discover a thoughtfully designed home.

The well-appointed kitchen flows seamlessly into a spacious living room, where a large bay window and cozy gas fireplace create a warm and inviting atmosphere. Three comfortable bedrooms and a four-piece main bath complete the main floor.

A split side entrance provides access to the partially finished basement, offering endless potential for a second unit, additional living space, or a custom layout to suit any buyer's vision.

Whether you dream of a peaceful country escape or a home with room to grow, this property is a rare opportunity to create something truly special amidst the beauty of nature.

Property Details

ADDRESS: 1585 Bradshaw Road, Tamworth, On. K0K3G0

TYPE: Single family residential.

LEGAL DESCRIPTION: PT LT 7 CON 5 SHEFFIELD PT 1
29R1502; STONE MILLS

SQ. FT:	1,087 above grade, 1,087 below grade (MPAC)
BEDROOMS:	3 on main floor.
BATHS:	1; 4 piece bath on main floor.
LAUNDRY:	Laundry in main floor bedroom, hookups in basement if desired.
BASEMENT:	Full, Partially finished.
AGE:	47 years (1976).
ELECTRICAL:	Glass fuses.
ROOF:	Steel.
FOUNDATION:	Concrete block.
FLOORS:	Vinyl, carpet, wood, concrete.
CEILINGS:	Drywall, Stucco.
WINDOWS:	Vinyl.
EXTERIOR:	Vinyl siding.
INTERIOR:	Drywall.
PARKING:	Circular private driveway with ample parking for multiple cars.
GARAGE:	3 bay attached garage.
LOT SIZE:	571.78' x 331.26' – 4.31 acres (MPAC).

ZONING:	RU
TAXES:	\$2737.45 (2024).
ROLL # / PIN #:	112411005008250 / 451380188
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air propane.
COOLING:	Central Air Conditioning.
COSTS:	Propane - \$3,500/yr., Hydro - \$900/yr.
RENTALS:	Water heater (Stinson), water softener (Culligan).
WATER:	Private well.
WASTE:	Private septic.
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Private, landscaped, backs onto green space.
INCLUSIONS:	Fridge (2) stove, washer, dryer.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	60 days.

Visit Website:

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