



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 this charming three-bedroom family home in Brighton, perfectly designed for comfortable living and entertaining. This inviting side split offers a ground-level family room complete with a gas fireplace and direct access to the fully fenced, private backyard—ideal for outdoor gatherings and play. A convenient secondary rear staircase leads directly to the sun-filled eat-in kitchen on the main floor, making it easy to enjoy meals with a view of the garden. The combined living and dining room features rustic original hardwood floors, adding warmth and character to the home's main living space.

Upstairs, you'll find three generously sized bedrooms, including a primary suite with an attached bathroom that is complete with a soaker tub. The second floor requires new flooring. The finished basement provides additional living space with a rec room featuring a cozy gas stove and large above-grade windows allowing for natural light. This level also includes a versatile workshop area, making it an excellent spot for hobbies or home projects.

The attached garage, fully insulated and equipped with a laundry tub, offers a practical space for projects or washing cars with ease. Two additional garden sheds provide ample storage for tools and outdoor equipment. With its solid bones and great layout, this home is ready to shine with your personal updates and touches, making it an ideal canvas for creating your dream family retreat in the heart of Brighton.

# Property Details

**ADDRESS:** 16 Walas St, Brighton, K0K 1H0

**TYPE:** Detached side spit home

**LEGAL DESCRIPTION:** LT 2 PL 616 BRIGHTON; BRIGHTON

SQ. FT:	1,880 +/- sq. ft. (per Geowarehouse)
BEDROOMS:	3
BATHS:	2.5 – 2pc main floor, 4pc ensuite with soaker tub and separate shower, 4pc family bathroom on second floor
LAUNDRY:	Ground floor laundry room
BASEMENT:	Full, partially finished with rec room, gas stove, crawl space, sump pump, unfinished workshop
AGE:	1989 (35 years old – per Geowarehouse)
ELECTRICAL:	200 amp panel
ROOF:	Asphalt shingles
FOUNDATION:	Concrete block
INTERIOR:	Stucco, French doors, hardwood, laminate, carpet
EXTERIOR:	Brick and vinyl, exterior lighting, covered front entrance, vinyl windows (retractable awnings)
PARKING:	Paved, double wide plus carport, space for 4 vehicles
GARAGE:	Attached single car garage, fully insulated with shelving, EGDO, side door to yard and inside entry and laundry tub
LOT SIZE:	65' x 100' (per Geowarehouse)
ZONING:	R1 – Residential Zone
TAXES:	\$3,676.06 (2024)
COSTS:	Gas \$1,645.18, Hydro One \$912, Water/sewer \$829.12 (past 12 months)

ROLL #:	140810806002442
PIN #:	511580459
HEATING:	Forced air gas furnace
FIREPLACE:	Gas fireplace
COOLING:	Central AC unit
RENTALS:	Gas hot water heater (Reliance - \$418.19 per year)
WATER/WASTE:	Municipal / Sewers
EASEMENT:	Utility easement along south lot line
LOT DESCRIPTION:	Fenced backyard, interlocking brick walkways and patios, garden shed and rear deck
CHATELS INCLUDED:	Satellite dish, 2 garden sheds, clothes rack, washer and dryer, fridge, stove, dishwasher
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

## Visit Website:

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