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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 73 Wilfred Street, a charming bungalow nestled in a serene Sudbury neighbourhood. This inviting home features a classic bungalow style, and a welcoming front porch beckons you into this delightful residence.

The property offers three well-sized bedrooms on the main floor, including a primary bedroom with a generous walk-in closet. The living room is a highlight, with a large window that floods the space with natural light, and a cozy gas fireplace in the rec room is perfect for relaxing evenings.

The home includes a functional layout with two three-piece bathrooms, one on each level, providing convenience for both residents and guests.

The basement features an additional bedroom, a three-piece bathroom, round-out basement amenities, and a dry bar/recreation room. It is ideal for entertaining or a flexible living space. The laundry is also located in the basement.

The property sits on level terrain with beautifully landscaped surroundings and backs onto a lush green area, offering a private and tranquil setting. The double-wide driveway and garage provide ample parking and storage options.

Situated on a quiet street directly across from a school, this home is perfect for folks seeking a peaceful yet convenient location. With its blend of thoughtful features and desirable setting, 73 Wilfred Street is a wonderful opportunity to enjoy comfortable and stylish living in Sudbury.

# Property Details

**ADDRESS:** 73 Wilfred St, Sudbury, P3B3P4

**TYPE:** Single-family Detached bungalow

**LEGAL DESCRIPTION:** PCL 14448 SEC SES; LT 7 PL M184  
NEELON; GREATER SUDBURY

SQ. FT:	1092 Sq.ft (MPAC)
BEDROOMS:	3 above grade; 1 below grade
BATHS:	1-3 pieces main floor; 1-3 pieces on basement
LAUNDRY:	In basement
BASEMENT:	Finished
AGE:	75 YO (1952)
ELECTRICAL:	200 Amps electrical panel
ROOF:	Asphalt shingles
FOUNDATION:	Concrete
FLOORS:	Tiles, hardwood, laminate
CEILINGS:	Drywall, plaster
WINDOWS:	Vinyl
EXTERIOR:	Wood siding; concrete
INTERIOR:	Drywall
PARKING:	Double-wide driveway
GARAGE	Double wi single door garage
LOT SIZE:	74.32ft x 165.12ft (Geowarehouse)
ZONING:	R1-5

TAXES:	\$4,513.18 (2024)
ROLL #:	530701001400800
PIN #:	735770482
HIGH SPEED INTERNET:	Available
HEATING:	Natural gas
COOLING:	Central air; ceiling fans
COSTS:	GSU (Hydro, water, sewer) approximately \$150/month; Enbridge (gas) approximately \$200/month;
RENTALS:	Hot water tank \$64.02/quarterly; Furnace \$79.99 (installed in Mar/24)
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Full version available at: <a href="http://www.gogordons.com">www.gogordons.com</a>
LOT DESCRIPTION:	Levelled, landscaped front and rear, backing to a green area
INCLUSIONS:	Fridge, washer and dryer, cook top, oven, range hood, dishwasher
FIXTURES EXCLUDED:	none
SUGGESTED DEPOSIT:	5% of the selling price
SUGGESTED CLOSING:	15-30 days

## Visit Website:

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