



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

Welcome to 300 Academy Street, a charming bungalow nestled in the heart of the Village of Bath. Situated on a quiet residential street, this home provides peaceful living with convenient access to local amenities and the shores of Lake Ontario.

Built in 2010 and offered for sale for the first time, the property features an extra-deep, landscaped lot that backs onto lush green space, creating a private and serene backyard oasis. The attached garage includes an insulated workshop, adding both functionality and value.

Inside, the open-concept layout is bright and airy, offering a seamless flow between the living spaces. Hardwood flooring throughout the large living and dining areas adds warmth and elegance, while a garden door leads to a private rear patio, shaded by a pergola—perfect for outdoor relaxation. The well-appointed kitchen boasts stainless steel appliances, a walk-in pantry, and ample counter space, making it ideal for those who love to cook. The main floor also includes a laundry room for added convenience.

The primary bedroom is a generous retreat with abundant closet space and a luxurious 3-piece ensuite. The fully finished basement expands the living area, featuring a spacious family room with a gas fireplace, an additional office or bedroom, ample storage, and a 2-piece bathroom. With plenty of development potential, the basement is ready to be customized to meet your needs.

This is a rare opportunity to own a well-maintained home with a private nature retreat in the heart of Bath, offering both tranquility and convenience in a picturesque village setting.

Property Details

ADDRESS: 300 Academy Street, Bath, Ontario K0H1G0

TYPE: Detached single family residential

LEGAL DESCRIPTION: PT LT 11 CON 1 ERNESTOWN, PT 2, 29R8955; T/W ROW OVER PT LT 11 CON 1, PT 9, 29R8955 AS IN LX974; LOYALIST

SQ. FT:	1,405 above grade, 1,405 below grade (MPAC)
BEDROOMS:	3 on main floor, primary features ensuite bath and large closet.
BATHS:	3; 4 piece main, 3 piece ensuite in primary bedroom, 2 piece in basement (plumbing installed to expand to 3 or 4 piece).
LAUNDRY:	Main floor laundry.
BASEMENT:	Full, finished, development potential.
AGE:	14 years (2010).
ELECTRICAL:	100 amp breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete.
FLOORS:	Hardwood, Vinyl, carpet.
CEILINGS:	Drywall.
WINDOWS:	Vinyl.
EXTERIOR:	Vinyl siding.
INTERIOR:	Drywall.
PARKING:	Double wide private driveway.
GARAGE:	Attached 1.5 wide garage with inside entry. Insulated workshop in garage.

LOT SIZE:	49.04' X 132.55' (Geowarehouse).
ZONING:	D
TAXES:	\$4,972.48 (2024).
ROLL #:	110402001031204
PIN #:	451330673
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air natural gas.
COOLING:	Central Air conditioning.
COSTS:	Hydro - \$1,400/yr., Water/sewer- \$960/yr., Natural gas - \$1,300/yr.
RENTALS:	Water heater (Enercare - \$42/mo.).
WATER/WASTE:	Municipal.
LOT DESCRIPTION:	Deep lot, landscaped, fenced rear yard, backs onto green space.
INCLUSIONS:	Fridge, stove, dishwasher, washer, dryer.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	45-60 days.

Visit Website:

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