



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 452 County Rd 2 in Gananoque, a beautifully maintained all-brick bungalow surrounded by lush gardens and mature trees, creating a peaceful retreat with a paved driveway for easy access.

This charming home offers approximately 1,649 sq ft of living space, with 4 bedrooms and 3 bathrooms. Upon entering, you'll be welcomed by original hardwood floors a spacious living room, which features updated engineered hardwood flooring, a large window, and a stunning wood-burning fireplace framed by a wood encasement, mantle, and stone base.

The kitchen is perfect for any home chef, with plenty of wood cabinetry, a breakfast nook, an island, and a bay window that fills the space with natural light. Additional details such as under-cabinet lighting and a beautiful tile backsplash add to the kitchen's appeal. A separate dining room enhances the home's elegant feel.

The main floor also includes a laundry area, a convenient 2-piece bathroom, and a 4-piece bathroom with in-floor heating. Three bedrooms are found on the main level, including one with garden doors leading to the rear deck. The fully finished basement offers even more living space with a bedroom, office, rec room featuring a pellet stove with a stone surround, a private workout room with a barn-style door, a workshop, utility room, and ample storage space. The fenced backyard is an entertainer's dream, complete with a deck, metal gazebo, above-ground pool, and direct access to a Ducks Unlimited Pond. This home also features a Smart home system, microfit solar panels, and invisible dog fencing.

Located just a short drive from Hwy 401, the town of Gananoque, local amenities, the casino, live theatre, and the beautiful waterfront trail along the Thousand Islands Parkway, this property offers a perfect blend of comfort, convenience, and natural beauty.

# Property Details

**ADDRESS:** 452 COUNTY 2 RD, GANANOQUE, K7G2V4

**TYPE:** RU-RESIDENTIAL

**LEGAL DESCRIPTION:** PT LT 20-21 CON 1 LEEDS PT 1 28R921;  
LEEDS/THOUSAND ISLANDS

|             |   |
|-------------|---|
| SQ. FT:     | 1,649' above grade, 1,634' below grade (MPAC)   |
| BEDROOMS:   | 4; 3 on main level, 1 in basement   |
| BATHS:      | 3; 2-pc, in floor heating, 4-pc main level, 3-pc basement   |
| LAUNDRY:    | Main level  |
| BASEMENT:   | Fully finished rec room including office, workshop room, utility room, gym room, storage rooms    |
| AGE:        | 1977 (48 years)   |
| ELECTRICAL: | 200-amp breaker panel   |
| ROOF:       | Metal, Micro fit solar panels   |
| FOUNDATION: | Concrete Block  |
| FLOORS:     | Tile, original hardwood, engineered hardwood, laminate, in-floor heating, johnsonite gym flooring |
| CEILINGS:   | Drywall, stucco, suspended  |
| WINDOWS:    | Vinyl, casements, crank out, sliders  |
| EXTERIOR:   | Brick   |
| INTERIOR:   | Drywall, shiplap, pot lights  |
| PARKING:    | Paved driveway, 3 car parking,  |
| LOT SIZE:   | 200.0 'frontage as per Geowarehouse   |
| ZONING:     | RU  |

|                      |  |
|----------------------|--|
| TAXES:               | \$2,804.14 (2024)  |
| ROLL / PIN#:         | 081281202009502 / 442410171  |
| COSTS:               | Hydro: \$1683.05/yr Propane: \$ \$497.19 - \$719.19/mth  |
| HIGH SPEED INTERNET: | Available (Fibe)   |
| HEATING:             | High efficiency furnace, wood burning stove, pellet stove  |
| COOLING:             | Central air conditioning   |
| RENTALS:             | Propane Tanks  |
| WATER:               | Private well, water softener system with (UV)  |
| WASTE:               | Septic Bed   |
| LOT DESCRIPTION:     | Private, mature trees, landscaped gardens, above ground pool, backs onto a Duck's unlimited pond   |
| CHATELS INCLUDED:    | Fridge, wall oven, induction stove top, built-in microwave, dishwasher, chest freezer, BBQ, washer, dryer, smart home devices, ceiling fans, central vacuum, work bench, office desk, TV's, surround system. metal gazebo, invisible dog fencing & collars (2 zones in back & front of house) shed, greenhouse (all as in condition) |
| FIXTURES EXCLUDED:   | Kayak  |
| SUGGESTED DEPOSIT:   | \$20,000   |
| SUGGESTED CLOSING:   | Immediate or 15-30 days  |

## Visit Website:

- Full Home, Septic, Well + WETT Inspection Report
- Full Zoning Provisions & Total Property Video
- Schedule B & Floor Plans
- Virtual Tour