



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

Completely updated CIRCA 1870 two-bedroom one and a half story character filled farmhouse with attached woodshed, barn and outbuildings sitting on a secluded 4.18-acre lot.

Featuring exposed limestone walls, vaulted and beamed ceilings, deep window wells, chunky 12-inch trim, original wide plank pine floors, crown mouldings, and a semi ensuite bathroom with claw foot tub. The country kitchen offers maple cabinets, and a breakfast bar that connects to the dining room. A formal living room and den allows for ample space and the rear family room is the heart of the home with a wood stove, limestone walls and soaring beamed ceilings. Relax in the screened in sunroom, with tranquil views of your private backyard.

Well set back from the main road, this charming home is the hidden treasure you've been looking for. With agricultural zoning, an onsite barn, chicken coop and wide-open spaces the possibilities and future use of this property are endless.



Property Details

ADDRESS: 10768 Nelson Rd, North Dundas ON K0E 1W0

TYPE: Detached one and a half story home

LEGAL DESCRIPTION: PT LT 10 CON 2 MOUNTAIN PT 1
8R1694; S/T INTEREST IN DR94022; NORTH DUNDAS

SQ. FT:	1,975 +/- Sq. Ft. (per interior measurements on Floor Plans)
BEDROOMS:	2
BATHS:	2; 1-2pc main and 1-5pc second floor partial ensuite with double vanity, separate shower and claw foot tub
LAUNDRY:	Second floor laundry closet
BASEMENT:	Partial cellar with utility area and sump pump
AGE:	CIRCA 1870 (151 years old)
ELECTRICAL:	125 amp panel
ROOF:	Metal
FOUNDATION:	Stone
FLOORS:	Pine
CEILINGS:	Drywall, plaster and wood – vaulted ceilings with plaster crown mouldings. Attic access via bedroom closet
WINDOWS:	Vinyl
EXTERIOR:	Stucco over stone and wood, attached screened in porch/shed, and fenced dog kennel
INTERIOR:	Drywall, plaster, limestone
PARKING:	Gravel single wide drive with circular turn around, space for 10+ vehicles
GARAGE:	None
ZONING:	RU / AG Rural / Agricultural Zone
SHED:	Insulated with electric base board heating and 100 amp sub panel

BARN:	Two story barn with hay loft, chicken coop and hydro
LOT SIZE:	97.43' x irregular 4.18 Acres
TAXES:	\$2,884 (2020)
ROLL #:	051101100247000
PIN #:	661070217
HEATING:	Forced air propane furnace
FIREPLACE:	Wood stove
COOLING:	No AC – just cool country breezes
HOT WATER HEATER:	Propane hot water heater
RENTALS:	2 Propane tanks (Ultamar)
WATER:	Private Well
WASTE:	Septic system
HOME INSPECTION:	Full version at www.gogordons.com
LOT DESCRIPTION:	Mostly level, natural landscape with mature trees, barn and gazebo. There is a hydro pole on the property
CHATELS INCLUDED:	Fridge, stove, washer, dryer (not vented), satellite dish, anything left in, on, or around the property and outbuildings
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

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