



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

Looking for the perfect escape from the city to small town Ontario – the look is over!

Welcome to 211 Church Street. Located on a spacious and treed corner lot with a detached two and a half car garage. This two-bedroom, one-bathroom bungalow is on municipal services, just 3 blocks from downtown Stirling, 2 blocks from the public school and a 20 minute drive to Belleville and the 401.

Offering a shaded front veranda, large living room with crown moulding, hardwood floors, big picture window and a country kitchen with all appliances including a new stove (2020). There is a roughly finished rec. room in the basement with an open 1- piece bathroom and laundry.

Outside you'll find two separate paved driveways providing lots of parking, a wood deck connecting the house to an oversized detached two and a half car garage. The perfect place to have a BBQ and the garage is big enough for all your outdoor toys!

The home will require updating.

Property Details

ADDRESS: 211 Church Street, Stirling ON K0K 3E0

TYPE: Detached bungalow

LEGAL DESCRIPTION: NLY 110 FT LT 2 S/S CHURCH ST PL 52; STIRLING-RAWDON; COUNTY OF HASTINGS

SQ. FT:	741 +/- sq. ft. (floor plans)
BEDROOMS:	2
BATHS:	1 – 4pc main floor & 1 toilet in the basement
LAUNDRY:	Basement
BASEMENT:	Full, finished rec. room, 1 piece bathroom (toilet) next to laundry
AGE:	1953 (67 years old)
ELECTRICAL:	100 amp fuse panel (behind bookcase)
ROOF:	Metal
FOUNDATION:	Poured concrete
FLOORS:	Hardwood, vinyl and carpet
CEILINGS:	Stucco with attic access via hallway closet
WINDOWS:	Vinyl and wood
EXTERIOR:	Aluminum and vinyl siding with patio and deck
INTERIOR:	Drywall and wood in basement
PARKING:	Circular asphalt drive and double wide paved drive, can accommodate 7 vehicles
GARAGE:	Detached 2.5 car garage, insulated with EGDO
LOT SIZE:	82.51' x 110'
ZONING:	R2 – Residential Zone
TAXES:	\$2,486.82 (2020)
HEATING COST:	\$100 / month (average)
HYDRO COST:	\$69 / month (average)
ROLL #:	122021801511700

PIN #:	403300139
HEATING:	Oil furnace (Model no 109001 – 910 liters – January 2010)
RENTALS:	Electric hot water heater (Reliance)
WATER/WASTE:	Municipal
HOME INSPECTION:	Full version at www.gogordons.com
LOT DESCRIPTION:	Generally level
CHATELS INCLUDED:	Washer, dryer, fridge, stove and satellite dish
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$15,000
SUGGESTED CLOSING:	Immediate

Visit Website:

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

