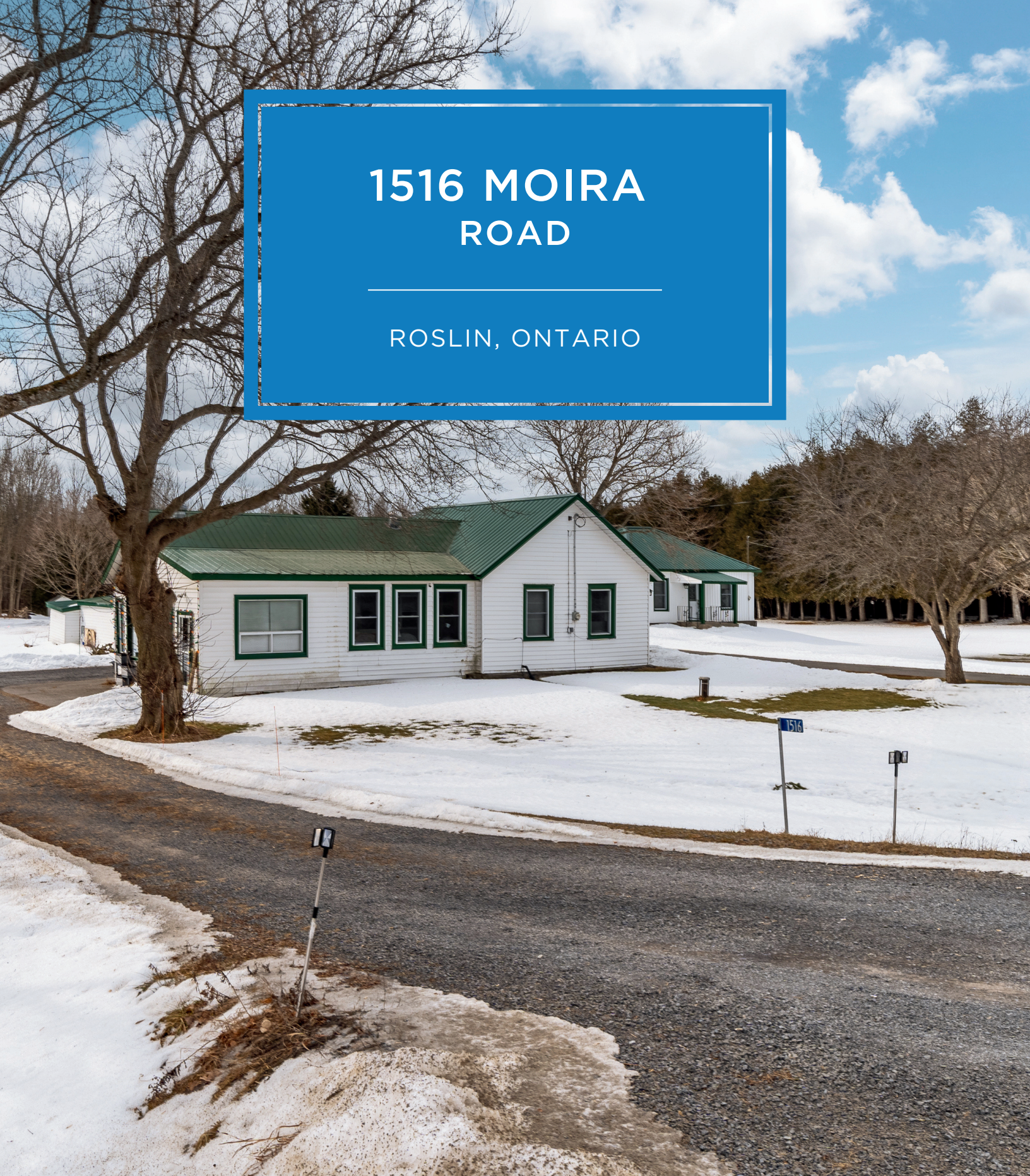


1516 MOIRA ROAD

ROSLIN, ONTARIO



PROPERTY DETAILS

Property Size:	0.926 Acres	Lot Dimensions:	142.1 ft x 305.8 ft
Municipality	Centre Hastings	Assessment:	\$98,000
Fronting On:	Moira Road	Taxes:	\$1,643 / 2024
Style:	Bungalow	Zoning:	RR - Rural Residential
Legal Description:	PT LT 14 CON 2 HUNTINGTON AS IN QR541304 EXCEPT PT 10 21R755; CENTRE HASTINGS; COUNTY OF HASTINGS	Air Conditioning:	Central Air
Construction:	Block Foundation; Vinyl Siding; Metal Roof	Heat:	Forced Air (Propane) Keeprite Propane Furnace (2015)
Topography:	Level	Water:	Drilled Well (2020)
Age:	1900	Sewer:	Septic System (2021)
# of Bedrooms:	1	Water Heater:	Tank - Owned (2024)
# of Baths:	1	Laundry:	Main Floor
# of Fireplaces:	0	Sump Pump:	Yes
Interior Features:	Cozy and comfortable	Basement:	Full (Unfinished)
Garage(s):	Attached Single-Car Garage and Detached Double Garage	Parking/Front Yard:	9 Parking Spaces
Exterior Features/Structures:	Deck, Patio(s)	Other Structures:	Double garage with workshop with Hydro
Property Features/View:	Level Lot, Wooded Area, Backs on Greenbelt		
Location:	From Highway 401, North on Hwy 37 to Moira Rd		
Deposit:	\$20,000	Possession:	June 30, 2025

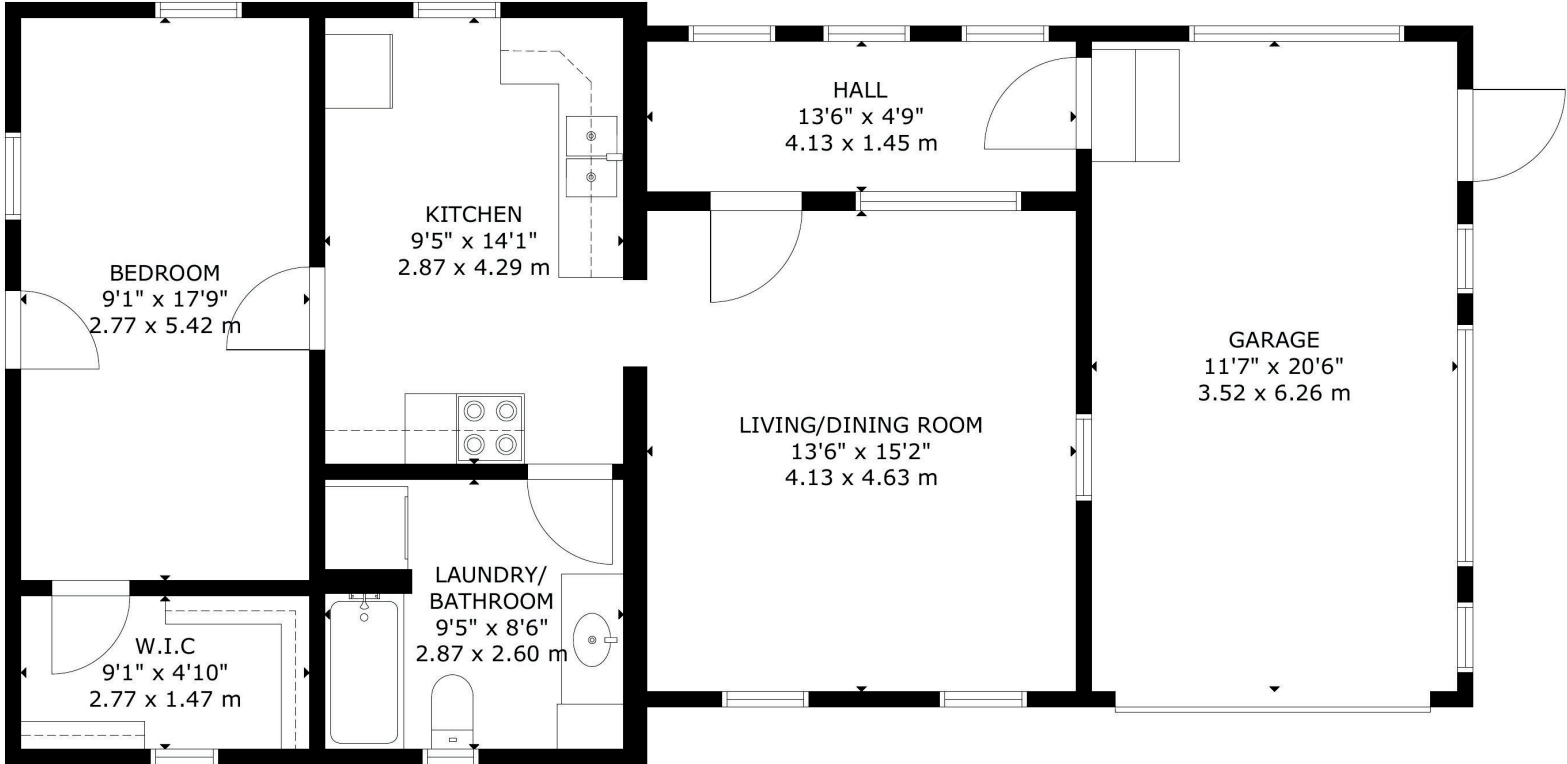
Located 20 minutes from Belleville in Roslin. Minutes from parks, recreation and conservation areas including Vanderwater, H.R. Frink and Sidney Conservation Areas.

Single one-car attached garage and double detached garage. Workshop with hydro. Picturesque acre in the beautiful rolling hills of Centre Hastings

Recent upgrades include: new well (2020) & pump (2023), new septic system (2021), new owned hot water tank (2024), updated electrical & plumbing (2017), appliances (2020), new Culligan high-quality water filtration system (Fall 2023).



FLOOR PLANS



All information contained herein has been supplied by the Seller to the best of his/her knowledge and while deemed accurate is not guaranteed by County Living and RE/MAX Quinte. All measurements are approximate.





KIM MCKINNEY

Sales Representative

(613) 968-0251

Direct

kim@countyliving.ca

COUNTY
LIVING

106 North Front Street, Belleville, ON K8P 3B4

Office: (613) 969-9907 • Fax: (613) 969-4447

13525 Loyalist Parkway, Picton, ON K0K 2T0

Office: (613) 476-5900

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