

20 OAK RIDGE BOULEVARD

BELLEVILLE, ONTARIO



PROPERTY DETAILS

Property Size:	5,823.27 sq ft	Lot Dimensions:	65.01 ft x 106.57 ft
Municipality	Belleville	Assessment:	\$266,000 / 2025
Fronting On:	North	Taxes:	\$4,929 / 2024
Style:	Bungalow	Zoning:	R1 - Residential
Legal Description:	PCL 17-1 SEC 21M136; LT 17 PL 21M136 THURLOW; BELLEVILLE	Air Conditioning:	Central Air
Construction:	Brick, Concrete, Asphalt Shingle Roof	Heat:	Gas, Forced Air
Topography:	Dry, flat	Water:	Municipal
Age:	1996	Sewer:	Municipal Sewer
# of Bedrooms:	3	Water Heater:	Hot Water Tank - Under Contract
# of Baths:	2 + 1	Laundry:	Main Floor
# of Fireplaces:	1 Natural Gas	Sump Pump:	Yes
Interior Features:	Auto Garage Door Remote, Carpet Free, Central Vacuum, Main Floor Primary Bedroom, Sauna	Lower Level:	Full Finished, Recreation Room, Bath, Storage, Sauna
Garage:	Double attached (2 spaces)	Parking/Front Yard:	4 (Total 6)
Exterior Features:	Porch, Landscaped, Deck, Patio, Lighting	Other Structures:	Shed
Property Features/View:	Ravine, River/Stream, School, Wooded/Treed, Park, Greenbelt/Conservation		
Intersection:	Farley Avenue and Hickory Grove		
Deposit:	\$35,000	Possession:	April 30, 2025

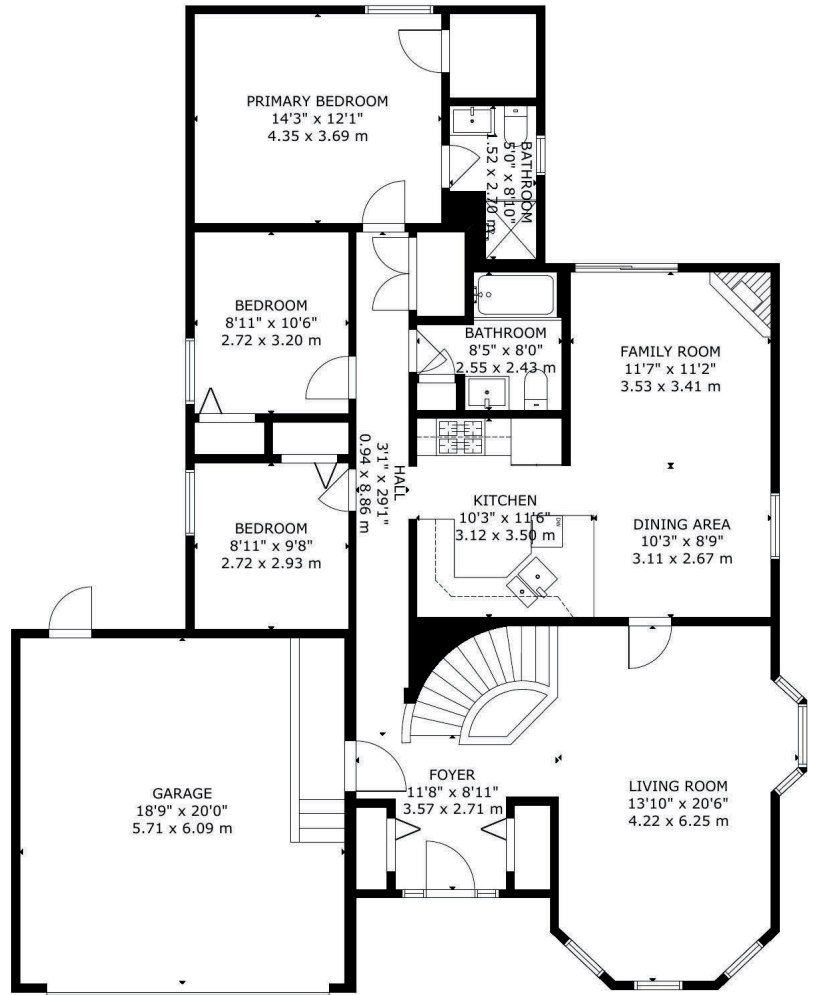
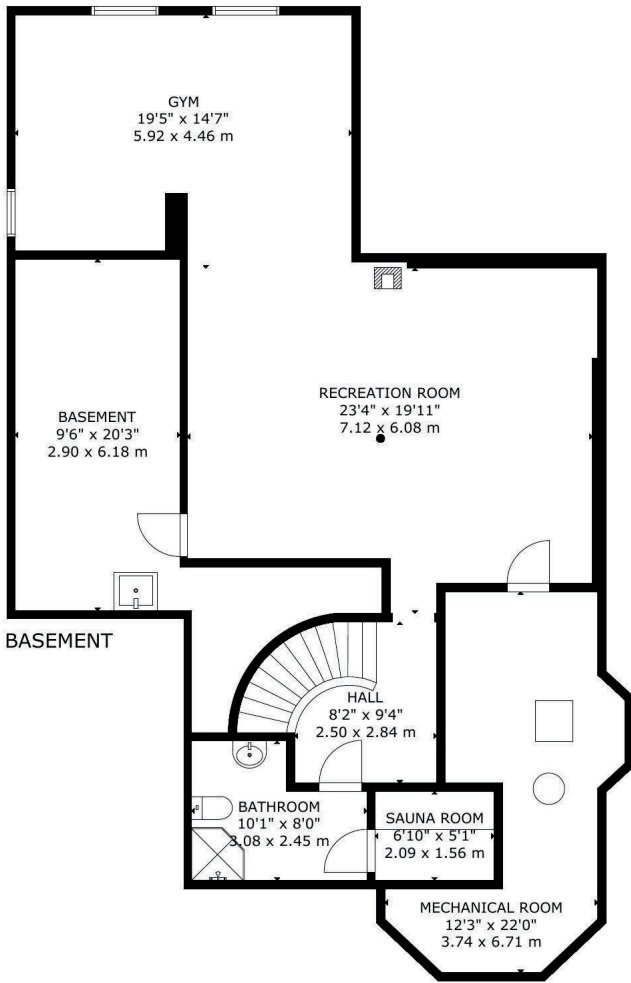
Located in the Stanley Park area of East Hill, Belleville. 29 acres of parkland across from this south facing bungalow. Close to schools, shopping, popular eating establishments and Via Rail.

Double attached garage with inside access. Landscaped property with deck, patio and outdoor lighting. Shed for storage. Across from parkland.

Finished basement with family room, bathroom and sauna. Updated kitchen with granite counters and ceramic backsplash, windows and main floor laundry.



FLOOR PLANS



FIRST FLOOR

BASEMENT: 136 m²/1,465 sq ft

MAIN FLOOR: 139 m²/1,492 sq ft

GROSS EXTERNAL AREA TOTAL: 275 m²/2,957 sq ft
 EXCLUDED AREA: GARAGE: 35 m²/374 sq ft

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.





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