



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

Ideally located on a quiet country road with full municipal services in the sought-after village district of Wellington, Prince Edward County is where you will find this charming three-bedroom, three-full bathroom bungalow.

Bright and spacious open-concept living with gleaming hardwood floors and a white country kitchen with lots of counter space, breakfast bar, and patio doors leading to the SW-facing backyard and deck backing onto farm fields.

Three good-sized bedrooms on the main floor, including a primary suite with a large walk-in closet and ensuite bathroom with jacuzzi tub!

Downstairs enjoy the finished living space, including a rec room with a cozy gas stove, 3 piece bathroom, a children's playroom or office, and a utility workroom. Boasting a new furnace (March 2022) and no rear or side neighbours.

If you have been looking for a tranquil lifestyle close to beautiful parks, beaches, shops and wineries then your search is over! Located 800 meters from the heart of downtown Wellington and 2.2 kms from the closest winery Karlo Estates!

# Property Details

**ADDRESS:** 92 Consecon St, Prince Edward County, K0K 3L0

**TYPE:** Detached Bungalow

**LEGAL DESCRIPTION:** PT LT 199 PL 8 WELLINGTON HILLIER PT 1 47R5270; PRINCE EDWARD

|             |  |
|-------------|--|
| SQ. FT:     | 1,525 +/- sq. ft. (as per MPAC)  |
| BEDROOMS:   | 3  |
| BATHS:      | 3 - 4pc ensuite with jacuzzi tub and separate shower enclosure, 4pc main and 3pc basement  |
| LAUNDRY:    | Main floor laundry closet in main bathroom   |
| BASEMENT:   | Fully finished with rec room, play room, 3 pc bathroom, utility/storage room, sump pump  |
| AGE:        | 2002 (21 years old per MPAC)   |
| ELECTRICAL: | 100 amp panel  |
| ROOF:       | Asphalt shingles   |
| FOUNDATION: | Poured concrete  |
| FLOORS:     | Hardwood and carpet in the basement  |
| WINDOWS:    | Vinyl  |
| EXTERIOR:   | Vinyl siding and covered front porch   |
| PARKING:    | Paved, double wide drive, space for 4 vehicles   |
| GARAGE:     | Attached two car garage with interior and backyard access, built in storage and EGDO   |
| LOT SIZE:   | 101' x 113.46' (0.26 acres as per MPAC) NOTE: like many homes backing onto farmer's fields, the grass is cut 15 to 20 feet beyond the property line making the lot look deeper than it technically is. |
| ZONING:     | R1 – Rural Residential Zone  |

|                    |   |
|--------------------|---|
| TAXES:             | \$3,387.29 Year 2023  |
| ROLL #:            | 550270170   |
| PIN #:             | 135022401508220   |
| HEATING:           | Forced Air Gas Furnace (March 2022)   |
| COOLING:           | Central AC  |
| RENTALS:           | Hot water tank (Reliance) (\$356/year)  |
| WATER:             | Municipal   |
| WASTE:             | Sewers  |
| GAS COST:          | \$1,848.66 / Last 12 months   |
| ELECTRICITY COST:  | \$1,152.89 / Last 12 months   |
| WATER/SEWER COST:  | \$2,341.58 / Last 12 months   |
| LOT DESCRIPTION:   | Gentle slope towards rear lot line, garden shed, next to farmland and a cemetery                                    |
| CHATELS INCLUDED:  | Satellite dish, fridge, stove, built-in dishwasher, washer, dryer, white cupboard in basement bathroom, garden shed |
| FIXTURES EXCLUDED: | None  |
| SUGGESTED DEPOSIT: | \$50,000  |
| SUGGESTED CLOSING: | Immediate   |

**NOTE: the back deck needs work and is unsafe to walk on.**

## Visit Website:

- Home Inspection Report
- Zoning Provisions
- Property Video
- Schedule B
- Floor Plans + Virtual Tour