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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

Set prominently in the heart of downtown Picton, discover this notable CIRCA 1875 red brick three-bedroom, five-bathroom home built on a gentle slope offering a unique finished walkout basement with a separate sidewalk entrance and private parking area accessible by deeded right of way.

This timeless residence exudes character with its meticulously preserved original features, including the unique 2-story vestibule with paneled cornice, a mix of pine and hardwood floors, built-in shelving, gracefully arched 10 ft. ceilings, and bay windows that provide an abundance of natural light. The house's allure is further heightened by the presence of leaded glass French doors, stained glass details, crown mouldings, and a second butler's staircase.

Showcasing large bright principal rooms, a grand dining room, and three generous second-floor bedrooms, including a convenient dedicated laundry room. The basement level has high ceilings and offers two large finished rooms with shared and separate entrances. This is an ideal spot for a home office, studio, in-law suite, or short-term rental, complete with a kitchenette and powder room and easily accessible directly from Bowery Street with its own parking.

Sitting proudly on a prime town corner lot, this home is a testament to Picton's rich heritage. The lush perennial gardens compliment the era of the home, and the rear south-facing gallery verandah spans the entire length of the home and is the perfect place for quiet reflections, good books, and lazy weekends!

# Property Details

**ADDRESS:** 34 King Street Picton K0K 2T0

**LEGAL DESCRIPTION:** PT LT 283 PL 24 PICTON PT 1  
47R2894 T/W PE119377; PRINCE EDWARD

SQ. FT:	+/- 2,600 sq. ft. (as per MPAC), plus finished walkout basement level
BEDROOMS:	3 second floor bedrooms
BATHS:	1-2pc main, 1-2pc basement, 2-4pc & 1-3pc on the second floor
LAUNDRY:	Second floor laundry room
BASEMENT:	Full, finished walk-out basement with two large finished rooms with shared and private entrances, two-piece bathroom, a kitchenette and private parking. There is also an unfinished section of the basement for utilities, workshop and storage.
AGE:	CIRCA 1875
ELECTRICAL:	200 amp panel
ROOF:	Asphalt shingles (2016)
FOUNDATION:	Stone
INTERIOR:	Leaded glass doors, pine and hardwood floors, crown mouldings, gas fireplace, built-ins, secondary butlers' staircase, original baseboards, trim, doors, fixtures, 10 +/- feet ceilings on first and second floors
WINDOWS:	Wood and vinyl
EXTERIOR:	Brick with a rear south facing covered verandah
LOT SIZE:	73.50 ft. x 101.56 (per 1985 survey)
ZONING:	R1 Residential Zone

PARKING:	Double side interlocking brick driveway, space for 2 vehicles. Secondary driveway off Bowery Street, single wide gravel/grass, space for 3 vehicles accessible by ROW off Bowery Street
TAXES:	\$4,201 / 2023
ANNUAL COSTS:	Fuel \$3,075, Hydro \$1,298, Utilities \$1,634
ROLL #:	135002002020300
PIN #:	550620035
HEATING:	Forced air gas furnace with secondary electric baseboard heating on the second level
FIREPLACE:	Gas fireplace
COOLING:	None
RENTALS:	Reliance hot water heater (\$34 monthly) and furnace (\$105 monthly or \$7,270 + HST Buyout)
WATER/WASTE:	Municipal / Sewers
LOT DESCRIPTION:	Corner lot, gently sloping towards the rear property line, beautifully landscaped gardens
CHATELS INCLUDED:	Fridge, stovetop, oven, dishwasher, central vac, washer & dryer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$50,000
SUGGESTED CLOSING:	Immediate

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- Home Inspection Report & Zoning Provisions
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- Floor Plans + Virtual Tour