



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

Welcome to Kenron Estates – a resident-owned community of mobile homes located between Quinte West and Belleville just north of Hwy 2 on the North Shores of the Bay of Quinte.

The perfect home for someone starting out, starting over or downsizing. This spacious 2019 model two-bedroom mobile home built by Fairmont offers large living spaces with an open concept design. With finishes more commonly found in new homes and higher end condos, you will be pleased with the custom window coverings, pot lighting, French doors and crown moldings.

The primary bedroom enjoys a private ensuite bathroom and the second bedroom is generous in size. Relax on the lovely, shaded back porch and take advantage of the back yard space and shed, large enough to store a motorcycle or whatever else you can fit inside!

Minutes away from CFB Trenton, Hwy 2, Hwy 401 and lots of local shopping and restaurants.

## Property Details

**ADDRESS:** 95 Eastview Blvd, Belleville ON K8N 4Z3

**TYPE:** Detached mobile home built by Fairmont Model #147022

**Serial #** FMT430IN19-14738A-RCM

**LEGAL DESCRIPTION:** Part of Parcel 15-1, Section 1-Sidney, being Part of Lot 15, Concession 1, Township of Sidney, now City of Quinte West, County of Hastings, Land Titles Division of Hastings, No. 21, designated as PART NINE (9) on deposited Plan 21 R-14824, being part of PIN 40418-0001 (LT)

SQ. FT:	1,405 +/- sq. ft.
MANUFACTURER:	Fairmont
MODEL:	147022
BEDROOMS:	2
BATHS:	2; 1-3pc ensuite and 1-4pc
LAUNDRY:	Main level
AGE:	2019
ELECTRICAL:	200 amp service
ROOF:	Asphalt shingles
FOUNDATION:	Concrete blocks/piers
FLOORS:	Laminate and carpet
CEILINGS:	Stucco with crown mouldings
WINDOWS:	Vinyl with custom window coverings including 4 electric blinds
EXTERIOR:	Vinyl siding
PARKING:	Double wide paved drive, space for 2 vehicles
MAINTENANCE FEE:	\$185.00 per month and includes water, sewer, road snow removal, and park maintenance.
TAXES:	\$2,082.43 (2022)
HEATING:	Forced air gas furnace with HRV system
COOLING:	AC system
RENTALS:	None
WATER:	Municipal
WASTE:	Sewers
LOT SIZE:	48' x 113' as per the survey

INSURANCE:	It is currently insured with PemBridge Insurance Company through Newman Oliver McCarten Insurance Brokers Ltd 35 Front St North Campbellford, ON K0L 1L0. Full premium for the year was paid in October 2022 in the amount of \$1,347.84
LOT DESCRIPTION:	Semiprivate yard, partially fenced with garden shed
CHATELS INCLUDED:	Fridge, stove, dishwasher, microwave
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$15,000
SUGGESTED CLOSING:	Immediate

**NOTE:**

There are 450 households in the 259-acre community with a lease to 2033 renewable in 21-year (less a day) terms. There is no land transfer tax upon purchase and HST is not applicable to the purchase price. Because the lease is registered on title and residential property taxes are paid by each resident, a buyer can obtain a mortgage on the purchase.

The park has the first right of refusal to purchase any mobile home. Offers must be conditional for 72 hours (following removal of all other conditions) upon the park interviewing the buyer in person and approving of their ownership. A clause has already been provided in Schedule B to be attached to any offer.

The Buyer's shall join the Kenron Residents Ownership Program by entering into a prepaid Exclusive Tenancy Agreement, Residents Co-Ownership Agreement and becoming members of Kenron Residents Association which is included in the purchase price of the property.

The Buyers are required to have a solicitor register the Lease and Co-Ownership Documents at their own expense.