



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

Private waterfront retreat on the Bay of Quinte.

Offering 125 +/- feet of shoreline on the southern shores of the Bay of Quinte in Prince Edward County's desirable Carrying Place, this unique property is the perfect opportunity to update and add value.

The Main house offers a combined kitchen with a great room and features a gas fireplace, water views, a solarium, a large principal bedroom, and an office or second bedroom. Although many finishes are original, the home provides a good foundation for your modern touches.

The detached two-car garage has been thoughtfully converted into a self-contained one-bedroom secondary suite complete with a full kitchen, bathroom, and cozy living room with a wood fireplace.

Set well back from the road with a stream and footbridge, surrounded by mature trees and offering a private lifestyle while still being close to Belleville amenities, this could be the answer to your waterfront lifestyle dreams!

# Property Details

**ADDRESS:** 1582 County 3 Rd, Prince Edward County, K0K1L0

**TYPE:** Bungalow with detached secondary suite

**LEGAL DESCRIPTION:** PT LT 79 CON 1 AMELIASBURGH AS IN PE80487; PRINCE EDWARD

SQ. FT:	1100 +/- as per MPAC
BEDROOMS:	2
BATHS:	1-4pc semi ensuite
LAUNDRY:	Main floor laundry closet
BASEMENT:	Two crawl spaces with low height ceiling with sump pump. One accessible from outside and one from inside floor access.
AGE:	1954 with an addition in 1979
ELECTRICAL:	200 amp
ROOF:	Asphalt shingles
FOUNDATION:	Poured concrete
FLOORS:	Carpet, vinyl
INTERIOR:	Central vac system, coved ceilings
EXTERIOR:	Brick and aluminum siding
PARKING:	Single wide gravel driveway with 2 parking areas space for 8 vehicles
SECONDARY SUITE	Previous 2 car garage has been converted into a secondary suite with a wood fireplace, electric baseboard heating, 3pc bath
LOT SIZE:	125' x irregular (0.95 acres estimated – note that Geowarehouse is incorrect)
ZONING:	RR1 + RR – Rural Residential Zone

TAXES:	\$3,881 (2022)
ROLL #:	135032803004300
PIN #:	550130103
HEATING:	Forced air propane furnace and electric hot water tank
FIREPLACE:	Propane fireplace in the main house and wood fireplace in the secondary suite
COOLING:	Lake breeze
RENTALS:	Propane tanks
WATER:	Private well
WASTE:	Septic system
LOT DESCRIPTION:	Heavily treed, slightly sloping from road to waterfront with a drainage swale/ canal, small wood garden shed and barn board shed near waterfront. Waterfront is improved with a metal seawall and deck
CHATELS INCLUDED:	Fridge, stove, dishwasher, microwave, washer/dryer, all appliances in secondary suite
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$50,000
SUGGESTED CLOSING:	30 days for sooner

## Visit Website:

- Home, Septic and Well Inspection Report
- Zoning Provisions
- Property Video
- Schedule B
- Floor Plans + Virtual Tour