



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 to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Escape to the County! Discover this handsome three-bedroom CIRCA 1890 Tudor-style home in historic downtown Picton in the posh Main Street East district. With views of the Picton harbor and an attached two-bedroom apartment, this home is perfect for an extended family or anyone seeking to generate passive income.

Full of traditional features, this spacious home boasts a wood-burning fireplace, decorative inlaid hardwood floors, French doors, intricate mouldings and custom period built-in cabinets, and feature wall units. The home has been lovingly restored with tasteful design elements.

Offering three finished floors of living space, including formal living and dining rooms, library, SE facing sunroom overlooking the harbour, a primary bedroom with a walk-in closet/changing room and spacious five-piece ensuite bathroom, and a third-floor flex room perfect for a teenager hangout or guest room.

The large apartment features a main floor living room, kitchen, dining area, two-piece bathroom, a large storage area, a private verandah, and parking. The second floor includes two bedrooms, a four-piece bath, and a private rooftop deck providing panoramic SE views of Picton Bay.

This elegant family home offers the historical foundations that will immediately make you feel part of the island community while offering all the luxuries of modern living.

Outdoors the home is set well off the street with a deep, maturely treed front yard, stone walkways, a back yard courtyard, an attached two-car garage, and a Harbourview sitting area. There are two harbour-facing rooftop decks.

Just a few steps to downtown boutiques, restaurants, theater, parks, the yacht club, and schools. Central to wineries, the golf course, Sandbanks Provincial Park, and the good life!

Property Details

ADDRESS: 342 Main Street East Picton ON K0K 2T0

TYPE: Detached Home

LEGAL DESCRIPTION: PT LT 10-12 RCP 25 PICTON PT 2, 3, 4, 5, 8 & 9 47R2440; S/T & T/W PE157422; PRINCE EDWARD

SQ. FT:	3,800 +/- sq. ft. as per MPAC assessment (including the apartment)
BEDROOMS:	3 in the house, 2 in the apartment
BATHS:	1-2 pc main floor, 1-4 pc second floor, 1-5 pc ensuite bath, and 1-2 pc and 1-4 pc in apartment
LAUNDRY:	In basement
BASEMENT:	Full, unfinished
AGE:	CIRCA 1890
ELECTRICAL:	200 amp breaker panel and subpanel
ROOF:	Asphalt shingles
FOUNDATION:	Stone / Concrete Block
FLOORS:	Hardwood, vinyl, ceramic
INTERIOR:	Plaster and drywall, finished third-floor attic with supplemental EBB heating, unused central vac system

WINDOWS:	Vinyl and wood, skylights
EXTERIOR:	Stucco, vinyl over wood frame
PARKING:	Shared mutual driveway (with right of way). You can park 1 to 2 vehicles at the interlocking driveway, plus 2 in the garage, and there are 2 more paved parking spots on the other side of the garage for the apartment. There is additional street parking.
GARAGE:	Attached 2 car garage (no inside entry)
LOT SIZE:	76.97' x irregular (0.34 acres)
APARTMENT:	Two-bedroom apartment with laundry, 2 pc and 4 pc bathroom, EBB heating, private verandah, and rooftop deck.
APT. RENTAL:	Long-term tenant pays \$1,050 per month, month to month, including Hydro, water, internet, and cable. Although there are two separate Hydro meters, the owner pays for all of the Hydro.
KEYS:	There is no key for the door between the library of the house and the apartment verandah.
ZONING:	R3 – Urban Residential Zone
TAXES:	\$5,020 (2022)
GAS COSTS:	\$1,877 for house
ELECTRICITY:	\$1,271.65 for house / \$3,004.31 for apartment
WATER/SEWER:	\$3,934.40 house/apartment/sprinkler system
ROLL #:	135003003502200
PIN #:	550690025
HEATING:	Forced air gas furnace
FIREPLACE:	Wood-burning fireplace in the living room. Electric fireplace (does not work) in the library.
COOLING:	Central AC (for main house only)
RENTALS:	None

WATER:	Municipal with water filtration system in kitchen
WASTE:	Sewers
LOT DESCRIPTION:	Generally level with private rear courtyard, lush gardens, and inground irrigation system
CHATELS INCLUDED:	Fridge, stove, built-in dishwasher, satellite, built-in speakers, all light fixtures, apartment fridge, stove, stacking washer/dryer, portable air conditioner
FIXTURES EXCLUDED:	Tenants' possessions
SUGGESTED DEPOSIT:	\$100,000
SUGGESTED CLOSING:	Immediate
INSURANCE:	Desjardins
INTERNET:	Bell Fibre

NOTE: 342 and 344 Main St. share a sewer line. A couple of years ago, an issue with the sewer line affected 344 Main Street. The only way to fix it was to separate the lines, which would have meant cutting down one or more of the mature trees in the yard OR installing a sewer clean-out line. A clean-out line was installed. The sewer clean-out line is the ABS pipe in the front yard near the sidewalk between the two trees. It gets cleaned out about once yearly; the most recent cost was \$140. This solution has saved the trees.

NOTE: The driveway is a right of way shared by 340, 342, and 344 Main Street. 340 Main Street is a 6-plex, and 344 Main Street is a 4-plex. The right of way is described in detail separately.

Visit Website:

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