



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

This charming, circa 1900 row house offers three well-maintained two-bedroom units with 1.5 bathrooms, each with its own unique character and appeal. All units are south-facing, filling the living spaces with natural light, and feature thoughtful updates, including a newer roof (5 years), updated appliances, and original pine floors. Each unit has a gas furnace and 2 split heating/AC units. With modern upgrades blended seamlessly with historic charm, the property offers both comfort and long-term value.

Each unit enjoys private outdoor living with rear decks and stairs leading down to a shared backyard retreat. The common space features perennial gardens, a cozy fire pit, and a detached garden studio—ideal for hobbies or creative pursuits—along with a garden shed for tools and storage. This inviting outdoor area enhances the property's appeal to tenants and creates a sense of community.

Well set up for investment, the property includes separate hydro and gas meters and heating systems, with each tenant responsible for their own utilities. Every unit has two dedicated parking spaces plus additional guest parking, ensuring convenience. Current rents range from \$1,600 to \$2,000, generating a gross operating income of \$64,8000 annually. With its blend of character, updates, and strong rental performance, this is a standout investment opportunity.

Located 400 m from the harbour and 650 m from the top of the Town Hill and downtown Picton.

Property Details

ADDRESS: 79-83 Union Street, Picton

TYPE: 3 Unit Row House

LEGAL DESCRIPTION: PT LT 1196, 1198-1199 PL 24 PICTON
PT 1, 2 47R1327 S/T PE168611; PRINCE EDWARD

SQ. FT:	2,825 +/- sq. ft. (exterior total sq. ft. as per floor plans)
BEDROOMS:	6 (3 two-bedroom units)
BATHS:	6 (3 full, 3 half, plumbing updated 2003)
LAUNDRY:	In unit (3 x stackable washer/dryer)
AGE:	CIRCA 1900 (125 years old – MPAC)
ELECTRICAL:	3 x 100 amp panels (updated 2003)
ROOF:	Asphalt shingles (2020), chimneys repointed (decorative only)
BASEMENT:	Cellar, unfinished, 3 FAG furnaces, 3 water meters, stone and concrete block foundation
UNIT 79:	928 +/- sq. ft. (as per floor plans – exterior) 2 bed, 1.5 bath, open concept,
UNIT 81:	948 +/- sq. ft. (as per floor plans – exterior) 2 bed, 1.5 bath, open concept
UNIT 83:	1,145 +/- sq. ft. (as per floor plans – exterior) 2 bed, 1.5 bath, open concept, sunroom, fireplace, built-in shelves
EXTERIOR:	Vinyl siding, each unit has a rear deck
PARKING:	Private gravel parking, space for 10 vehicles
OUTBUILDING:	Detached, insulated garden studio with hydro, ceiling fan and electric fireplace, garden shed
LOT SIZE:	66.9 x irregular
ZONING:	R1 Residential Zone

TAXES:	\$2,976 (2025)
ROLL # / PIN #	135004004011100 / 550730115
HEATING:	3 Forced air gas furnaces (2005 – annually serviced) and 6 split units with one unit on each floor installed in 2022/2023
EASEMENT:	Right-of-way - driveway easement for neighbours of 75 Union Street – see easement report
COOLING:	Split AC / heating units with one unit on each floor (6 total) installed 2022/2023
RENTALS:	None
UNIT 83 COSTS:	Gas \$98/month, Hydro \$124/month, Water \$900/every other month (all units in building paid by owner in unit 83)
INSURANCE:	\$2,205 – Bay of Quinte Insurance
WATER/WASTE:	Municipal, new waterlines installed from the street (10 +/- years ago). The building was replumbed in 2003. There are three water meters, but only unit 83 is connected.
LOT DESCRIPTION:	Slope from street to parking area and then level, large gravel parking area with shared exterior space with a firepit
CHATELS INCLUDED:	Fridge (3), stove (3), dishwasher (3), microwave (3), washer/dryer (3), garden shed/garden studio
FIXTURES EXCLUDED:	Tenant belongings
SUGGESTED DEPOSIT:	\$50,000
SUGGESTED CLOSING:	Flexible

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