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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

Attention renovators, investors, and creators!

This centrally located two-bedroom bungalow is mostly original, with an updated kitchen and three-piece bathroom, and vinyl windows. This home offers the opportunity to further update or reconfigure to your future needs and desires.

Sitting on a large, treed, and fenced corner lot, this mid-century home could be restored to its original quirky charm, or fully renovated into a modern family home.

The home layout features a SE-facing eat-in kitchen, a living/dining room with a brick wood-burning fireplace, a separate sun room, a laundry room, and an attached garage with loft storage above. The basement is unfinished, fully concrete, half height. Interior finishes are all original high-grade solid wood paneling, including walls and ceilings.

Centrally located near the high school in Picton, four blocks from downtown restaurants and shopping.

A great entry-level home for a young family, or a centrally located home for downsizers.

# Property Details

**ADDRESS:** 42 Paul St, Picton, ON K0K 2T0

**TYPE:** Bungalow

**LEGAL DESCRIPTION:** LT 1643 PL 29 PICTON; PRINCE EDWARD

SQ. FT:	1,190 +/- sq. ft. as per floor plans
BEDROOMS:	2
BATHS:	1-3pc
LAUNDRY:	Main floor
BASEMENT:	Crawl space, concrete, contains a sump pump
AGE:	1953 (69 years old)
ELECTRICAL:	200 Amp
ROOF:	Asphalt shingles
FOUNDATION:	Poured concrete and concrete block
FLOORS:	Hardwood, vinyl, carpet
CEILINGS:	Solid wood paneling, drywall and tile
WINDOWS:	Vinyl (updated)
EXTERIOR:	Aluminum siding with rear wooden patio
PARKING:	Single wide paved driveway, space for 1 vehicle
GARAGE:	Attached single-car garage with inside access and an electric garage door opener
LOT SIZE:	68.01' x 165' (slightly irregular)
ZONING:	R1 – Residential
TAXES:	\$2,356.85 (2022)
ROLL #:	135002002502200

PIN #:	550610007
HEATING:	Forced air electric furnace with electric baseboard heat and electric wall heater in the sunroom
FIREPLACE:	Wood-burning fireplace with gas insert (not connected, never used, condition unknown)
COOLING:	None
RENTALS:	Electric hot water tank (\$16.10 per month)
ELECTRICITY COSTS:	\$320.00 per month
WATER/SEWER COSTS:	\$94.32 per month
WATER:	Municipal
WASTE:	Sewers
LOT DESCRIPTION:	Fully fenced corner lot with two garden sheds
CHATELS INCLUDED:	Fridge, stove, portable dishwasher, washer and dryer, light fixtures, 2 garden sheds
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

**NOTE:** Although there is a gas insert in the woodboring fireplace, it has never been hooked up, and there is no gas line to the house or gas meter. The condition of the fireplace is unknown.

**NOTE:** There is no key for the front door.

## Visit Website:

- Home Inspection Report
- Zoning Provisions
- Schedule B & Property Video
- Floor Plans & Virtual Tour