



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

Welcome to this stunning 10-year-old executive waterfront home on the Bay of Quinte, superbly designed with modern comfort in mind. Nestled on a well-landscaped lot with over 350 trees planted for privacy and year-round beauty, this three-bedroom home offers a rare combination of elegance, seclusion, and waterfront living. Enjoy a clean, swimmable rocky shoreline and peaceful surroundings just 9 km from downtown Trenton and 20 km from downtown Belleville.

Inside, the bright, open-concept main floor is designed to impress, featuring a spacious great room with vaulted ceilings, rich hardwood floors, and French doors that frame the bay views. The gas fireplace adds warmth and charm, while the kitchen is a chef's dream with cherry cabinetry, quartz countertops, and seamless flow to the dining and living areas. The spacious primary bedroom includes a walk-through closet to a luxurious 4-piece ensuite and patio doors to a private water-facing deck. A convenient main floor pantry and laundry room add to the thoughtful layout.

The walk-out lower level is equally inviting, with a cozy family room that opens to a covered deck—perfect for entertaining or relaxing by the water. Two additional bedrooms, a versatile office area, and serene outdoor spaces complete this exceptional waterfront property. Whether you're looking for a full-time residence or a luxurious retreat, this Bay of Quinte home offers refined living in a naturally beautiful setting. Oh, and there are the breathtaking sunsets.

Property Details

ADDRESS: 3592 COUNTY RD 3 PRINCE EDWARD K0K 1L0

TYPE: Detached bungalow

LEGAL DESCRIPTION: PT LT 104 CON 1 AMELIASBURGH PT
4 47R6788; PRINCE EDWARD

SQ. FT:	1,715 +/- sq. ft. (MPAC)
BEDROOMS:	1 + 2
BATHS:	3; 1-2pc main, 1-4pc with soaker tub, 1-4pc lower level
LAUNDRY:	Main level laundry room
BASEMENT:	Fully finished walk-out
AGE:	10 years
ELECTRICAL:	200 amp panel with backup Generac generator
ROOF:	Asphalt shingle
FOUNDATION:	Poured concrete
INTERIOR:	Upgraded alarm system (2023) and upgraded internet 5G (2024) French doors, columns, quartz kitchen, hardwood floors
EXTERIOR:	Stone and vinyl, Interlocking stone walkways, several patio areas/decks, sprinkler system
PARKING:	Single wide paved with additional parking for 6
LOT SIZE:	120' x irregular (0.67 acres)
ANNUAL COSTS:	Gas \$2,971 / Hydro \$2,035
ZONING:	RR1 – Rural Residential
TAXES:	\$6,296 (2024)
ROLL # / PIN #	135032804021500 / 550140602

HEATING:	Forced air propane furnace
FIREPLACE:	Gas fireplace and electric induction stove
COOLING:	Central AC system
HOT WATER:	Tankless on demand
RENTALS:	Propane tanks
WATER/WASTE:	Shore Well with submersible pump with sediment cartridge and UV filter (2024) and septic system with pump for gray water (10 years old)
LOT DESCRIPTION:	Slopes towards waterfront, heavily treed secluded lot, rocky natural waterfront with stone stairs to swimming area, 80' partially covered glass Duradek, 64 tons of stone to build up shoreline (2019), irrigation system, garden sheds
CHATELS INCLUDED:	Fridge, stove, oven, dishwasher, washer, dryer, Generac generator, Bell satellite, 2 garden sheds
FIXTURES EXCLUDED:	Light fixtures from living, dining, stairwell, master bedroom, foyer and ensuite bathroom, primary and lower-level bathroom mirrors, tarp shed, black wood closets in walk-through closet area
SUGGESTED DEPOSIT:	\$100,000
SUGGESTED CLOSING:	October 1 st , 2025

Visit Website:

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