

Dear Prospective Buyer:



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 charming townhouse-style bungalow condominium located in one of Picton's most sought-after communities. Designed for comfort and convenience, this home features a main floor primary bedroom with a partial ensuite, making it ideal for those seeking one-level living. Hardwood floors and tasteful décor highlight the open-concept kitchen, living, and dining areas throughout, creating a warm and inviting, relaxing space.

Patio doors off the living room lead to a private rear deck, complete with a retractable electric awning—perfect for enjoying the outdoors in comfort. French doors open to a versatile bonus room that can serve as a home office, den, or guest bedroom to suit your needs.

The lower level expands the living space with a finished rec room that walks out to a backyard patio, ideal for entertaining or quiet evenings outdoors. A sunny south-facing bedroom on this level offers additional comfort for guests or family. There is a rough-in for a second bathroom. The treed backyard offers peaceful views, providing a sense of privacy and connection to nature. With its thoughtful layout, tasteful finishes, and desirable location, this low-maintenance home is perfect for downsizers or anyone looking to enjoy the relaxed lifestyle Prince Edward County has to offer.

Property Details

ADDRESS: 16-1 Rosemary Court Prince Edward County K0K 2T0

TYPE: Condominium bungalow

LEGAL DESCRIPTION: PESCP 7 LEVEL 1 UNIT 16

SQ. FT:	1,059 +/- sq. ft. (Per MPAC)
BEDROOMS:	1 + 1
BATHS:	1-4pc main floor (semi ensuite)
LAUNDRY:	Main floor laundry
BASEMENT:	Full walk-out basement, 4-piece bathroom roughed in the basement
AGE:	2010 (15 years old – MPAC)
ELECTRICAL:	100 amp breaker panel
ROOF:	Asphalt shingles
FOUNDATION:	Poured concrete
EXTERIOR:	Brick and vinyl, covered front porch, rear deck with retractable awning, patio stone patio
INTERIOR:	Ceramic, laminate, hardwood floors. Updated laminate in primary bedroom in 2024. New patio door blinds in 2025.
PARKING:	Private single-wide paved drive, space for 1 vehicle
GARAGE:	Attached single car garage, fully insulated, inside access, EGDO
ZONING:	R3-24
TAXES:	\$2,724 (2024)
CONDO FEES:	\$464 / month

MANAGEMENT CO:	Quinte Property Management
PET FRIENDLY:	Restricted
ROLL # / PIN #:	135001001014616 / 558070016
HEATING:	Forced air gas furnace (serviced May 2025)
COOLING:	Central AC system (serviced May 2025)
RENTALS:	Hot water heater (Reliance \$38.31 per month)
WATER/WASTE:	Municipal
COSTS:	\$675.50 (gas), \$1,114.13 (Hydro), \$1,504.44 water/sewer
AMENITIES:	Landscaped grounds
CONDO FEE INCLUDES:	Landscaping in common areas, snow removal, all grass cutting, garbage collection, in-ground irrigation system, maintenance of exterior shell, including roof, insurance, administration
CHATELS INCLUDED:	Fridge, stove, dishwasher, washer, dryer, mirror in living room, security system with cameras, Shaw satellite dish
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Flexible (30-45 days)

Visit Website:

- Status Certificate & Home inspection report
- Property Video
- Schedule B
- Floor Plans
- Virtual Tour