

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

Indulge in luxury with this two-bedroom, two-bathroom third floor end unit condo in the very well maintained Milford building. The renovated quartz X Gloss kitchen is a culinary haven with brand new appliances (2022), seamlessly merging with the open-concept living and dining areas. Enjoy abundant natural light and cityscape views from the southwestern and southeastern exposures.

The bedrooms are generously sized and serviced by two full bathrooms. Whether relaxing on the balcony or entertaining in the chic living space, this condo embodies modern urban living.

This centrally located, turnkey residence is an ideal community with active neighbours, fun social groups and a true sense of ownership within the condominium association.

Centrally located, the Milford building grants easy access to Picton's amenities. Welcome home to a residence that effortlessly combines elegance with contemporary living.

Visit Website:

- [Status Certificate](#)
- [Property Video](#)
- [Schedule B](#)
- [Floor Plans](#)
- [Virtual Tour](#)

Property Details

ADDRESS: 321-8 Talbot Street Picton K0K 2T0

TYPE: Condominium apartment

LEGAL DESCRIPTION: See Schedule B

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|----------------|---|
| SQ. FT: | 1,180 +/- sq. ft. (MPAC) |
| BEDROOMS: | 2 |
| BATHS: | 2, 4pc ensuite and 3pc main |
| LAUNDRY: | Laundry room with stackable units |
| BASEMENT: | NA |
| AGE: | 2000 (24 years old) |
| ROOF: | Asphalt shingles |
| FOUNDATION: | Poured concrete |
| FLOORS: | Laminate, carpet and vinyl |
| CEILINGS: | Stucco |
| INTERIOR: | The central vac system has not been used – the gas fireplace was removed during renovation; gas line is in place and has been capped for a future fireplace |
| PARKING: | #321 close to the elevator and door – heated garage |
| ZONING: | Residential |
| TAXES: | \$2,874.36 (2023) |
| CONDO FEES: | \$562.50 / monthly |
| ANNUAL COSTS: | Gas \$543, Electricity \$994 |
| MANAGEMENT CO: | Self Managed; condo corp board of directors |
| STORAGE UNIT: | In unit and locker #321 |

| | |
|----------------------|--|
| PET FRIENDLY: | Yes – with restrictions |
| ROLL #: | 135001001005271 |
| PIN #: | 558050021 |
| HIGH SPEED INTERNET: | Available (was hooked up to Eastlink for internet and cable) |
| HEATING: | Forced air gas furnace (in kitchen closet) |
| COOLING: | Central AC system |
| RENTALS: | Electric HWT (Reliance \$55.80 every 3 months) |
| WATER: | Municipal |
| WASTE: | Sewers |
| STATUS CERTIFICATE: | Available |
| AMENITIES: | Multi-purpose room, woodworking shop, and activities like gardening, library group, and card play. There is a live-in onsite maintenance supervisor. |
| CONDO FEE INCLUDES: | Water, sewer, parking, snow removal, building maintenance, window cleaning, grass cutting, guest parking |
| CHATELS INCLUDED: | Fridge, stove, dishwasher, microwave, stacking washer and dryer, window coverings, and cupboards in the underground parking area |
| FIXTURES EXCLUDED: | None |
| SUGGESTED DEPOSIT: | \$20,000 |
| SUGGESTED CLOSING: | Immediate |