



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](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

Calling all investors and nature enthusiasts—Blue Cabin View presents a rare opportunity to own a private retreat on 9.31 acres of rugged natural beauty abutting 200 acres of Quinte Conservation Lands. Nestled among mature trees and dramatic rock outcroppings, this two-bedroom, one bathroom open-concept bungalow is waiting to be transformed. While the home requires renovation and updates, its pine kitchen, open living room with a woodstove, two sunrooms and charming layout offer a strong foundation for a rustic getaway or income-generating rental.

The wraparound deck provides the perfect perch to take in the surrounding forested landscape. A separate deck area is large enough to accommodate an outdoor dining table, making it ideal for summer gatherings under the canopy of trees. Additional features include multiple woodsheds and a detached bunkie or workshop, offering versatile space for guests, hobbies, or storage.

Whether you're dreaming of a peaceful nature escape, a hunting cabin, or a rustic retreat to add to your investment portfolio, Blue Cabin View offers privacy, seclusion, and the kind of raw natural setting that's increasingly hard to find. The property is located 7 km from the junction of Highway 7 and 37.

# Property Details

**LEGAL DESCRIPTION:** PT LT 7 CON 2 ELZEVIR PT 1  
21R12178, S/T INTEREST IN QR426973; TWEED; COUNTY OF  
HASTINGS

SQ. FT:	864 +/- sq ft (MPAC)
BEDROOMS:	2
BATHS:	1-3pc bathroom combined with laundry
BASEMENT:	None
AGE:	1991 (33 years old)
ELECTRICAL:	100 amp panel
ROOF:	Metal roof
FOUNDATION:	Concrete piers
INTERIOR:	Pine kitchen (2011), layout reconfigured to allow bathroom and laundry room (2011-12), drywall and vinyl flooring
EXTERIOR:	Vinyl, deck with ramp
PARKING:	Gravel drive, space for 8 vehicles
LOT SIZE:	543.92 x 647.74 (9.31 irregular acres - MPAC)
OUTBUILDINGS:	2 woodsheds (2011-12) bunkie (2012) drive shed (2013)
ZONING:	RR – Rural Residential Zone
TAXES:	\$1,027 (2024)
HYDRO COSTS:	\$2,080 total (billed quarterly)
ROLL # / PIN #	123113201510910 /402570108
HEATING:	Electric baseboard

FIREPLACE:	Wood stove
COOLING:	Wall AC unit
RENTALS:	None
WATER/WASTE:	220' drilled well (2010) with UV filter / septic system (installed 2015 but needs work)
LOT DESCRIPTION:	Heavily treed, rocky and hilly, firepit
CHATELS INCLUDED:	Satellite dish, dishwasher, fridge, stove, freezer, wall AC unit, anything left in, on and around the property.
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$10,000; Immediate closing available

## Visit Website:

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

