



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

This Waterfront and Wildlife Sanctuary on the Bay of Quinte provides over 400 ft. of natural marshy shoreline with a clean shallow swimming area.

Nestled within a picturesque landscape of nearly 7.7 acres, this three-bedroom Bay of Quinte waterfront bungalow offers a retreat from the everyday hustle to a serene, natural world.

Located in a park-like setting with northwestern water exposure, this solidly built 3 bedroom, 3 bathroom one-owner home is ready for the next chapter. Offering a well-planned open concept design with a formal living and dining room with an elliptical ceiling. The heart of the home is in the well-designed kitchen showcasing granite counters, a large bay window breakfast area, a convenient home office or homework zone, and glass doors to the sprawling SE water-facing patio. The space opens onto the comfortable family room with a cozy corner fireplace, the perfect place for game nights and gatherings. There is also a sunroom and main floor laundry.

All bedrooms are thoughtfully placed in a separate wing of the house, ensuring privacy and tranquility. The primary suite features its own ensuite bathroom, while the additional bedrooms are spacious and share a 4 piece bathroom.

Space and storage abound in the full, unfinished fully insulated basement, attached two-car garage and detached heated metal 45' x 30' Quonset workshop with concrete flooring.

This property offers an opportunity to create your own private haven. You may consider building a second home closer to the road for extended family to visit and stay.

# Property Details

SQ. FT:	2,163 +/- sq. ft. (as per MPAC)
BEDROOMS:	3
BATHS:	1-3pc, 1-3pc ensuite with deep jet tub and 1-4pc all on the main floor
LAUNDRY:	Main floor laundry room
BASEMENT:	Full, clean and dry unfinished open span space, insulated with 8' ceilings, dual pump sump pump with battery back up
AGE:	2003 (20 years old)
ELECTRICAL:	400 amp service into the workshop. 200 amp panel in the workshop and 200 amp panel in the house.
ROOF:	Asphalt roof
FOUNDATION:	Poured concrete
INTERIOR:	Mix of hardwood, carpet and ceramic flooring.
EXTERIOR:	Stone, undermount exterior lighting, interlocking stone walkways
PARKING:	Private gravel drive, parking for 10+ vehicles
GARAGE:	Attached 2 car garage with interior and exterior access, 2 EGDO
LOT SIZE:	409.82 x irregular (7.68 Acres)
RIGHTS OF WAY:	Hydro One
OUTBUILDINGS:	Detached 45' x 30' heated metal Quonset workshop.
ZONING:	A1/RU1 – Rural Residential & OSC – Open Space Zone & EP-W – Environmental Protection Zone (Wetland)
TAXES:	\$6,337.44 for 2023

COSTS:	\$5,693.32 propane, \$1,465.26 electricity
ROLL #:	135091801012725
PIN #:	550420195
HEATING:	Forced air propane furnace
FIREPLACE:	Propane fireplace
COOLING:	Central AC
RENTALS:	2 propane tanks
WATER:	Private dug well (25+/- ft) UV light, softener, carbon and sediment filter and pressure tank – located on the south side of the house.
WASTE:	Septic system (20 +/- years old – located on the east side of the house.)
LOT DESCRIPTION:	Open spaces with some densely treed areas gently sloping towards a natural marsh-like shoreline with shallow water access soft bottom. There is a clear swimming area.
CHATELS INCLUDED:	Bell satellite, Frigidare stove, fridge and dishwasher, microwave, washer, dryer, window coverings not excluded
FIXTURES EXCLUDED:	Principal bedroom window coverings
SUGGESTED DEPOSIT:	\$100,000
SUGGESTED CLOSING:	Flexible
INSURANCE PROVIDER:	Economical

NOTE: The oil tank in the workshop needs to be replaced. It expired in the summer of 2023.

## Visit Website:

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