

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

Unit 105 at **The Commodore** offers approximately 1,420 sq. ft. of comfortable, easy access living in one of Gananoque's most sought-after locations. Nestled on nearly 2 acres of beautifully maintained grounds, this residence combines convenience with a worry-free lifestyle right in the heart of the Thousand Islands.

This spacious condo includes **2 bedrooms, 2 full bathrooms and a generous living/dining area**. A dedicated laundry room comes equipped with a stacked washer and dryer and storage space. Being on the **ground floor makes this unit especially accessible**, while still offering privacy and easy access.

The home is move-in ready with existing appliances, an owned hot water tank, deeded outside parking spot and a storage locker included. There is plenty of outside parking for guests or a second car.

A rare highlight of this condo is the large wall to ceiling new windows, private outdoor space, accessible from two different rooms, creating a seamless connection between indoors and out.

The Commodore is a pet-friendly community with excellent amenities, including a party room, workshop, fitness center, and bicycle storage. From here, you can walk to local restaurants, shops, the Playhouse Theatre, and nearby parks - or simply enjoy the scenic views of the Gananoque Marina, and Islands just steps away.

Property Details

ADDRESS: 50 Market Street Unit 105, Gananoque ON K7G 2M3

TYPE: Condominium apartment

LEGAL DESCRIPTION: See Schedule B

SQ. FT:	1,420 Sq ft (MPAC)
BEDROOMS:	2
BATHS:	2; 1-4 piece main, 1- 3 piece ensuite
LAUNDRY:	In unit – stacked washer & dryer
AGE:	39 years – 1986 (MPAC)
EXTERIOR:	2 Acres of maintained grounds
INTERIOR:	Well appointed with custom cabinetry and hardwood floors
PARKING:	Deeded outside, with plenty of guest or second car parking
TAXES:	\$4,589 Approx. 2024
CONDO FEES:	\$855.00
MANAGEMENT CO:	Bendale Property Management
STORAGE UNIT:	Assigned #13
PET FRIENDLY:	Yes
ROLL #:	081400001025505
PIN #:	448090016
HEATING:	Forced air furnace
COOLING:	A/C
RENTALS:	None Known

WATER:	Municipal
WASTE:	Municipal
STATUS CERTIFICATE:	Available
AMENITIES:	Exercise room, Part/meeting room,
CONDO FEE INCLUDES:	Water, sewer, exterior window cleaning, grounds maintenance, building insurance. Note: Property management has disclosed that there will be a special assessment for replacing windows and sliding door roughly 22-25k – list price reflects this future cost.
CHATELS INCLUDED:	Stove, fridge, dishwasher, washer & dryer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

- Status Certificate
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour