

Property Information

Welcome to the Southard/Gerard House, more recently known as "Strawberry Fields," a picturesque 4-bedroom brick home that embodies the timeless elegance of Picton's rich history. The residence is situated on one of the few remaining partial "park lots" in the town of Picton, with 2.578 acres of rolling grounds with a pond backing on Ackerman Street. There is also an abutting 90' x 170' (irregular) building lot available for sale on Ackerman Street that would increase the building envelope footprint for the future development of 16 Talbot Street and guarantee access.

This stately residence, designated as being of architectural value/interest and locally known for its charm, is a true gem waiting to be discovered and revitalized.

Step inside, and you'll be greeted by period hardwood floors, large windows, and two cozy fireplaces that create a warm and inviting atmosphere. The large wrap-around veranda is an outdoor haven for lazy afternoons and quiet moments.

And then there's the barn—a spacious, detached structure that not only stands as a piece of history but also holds endless potential. Whether your dreams involve transforming it into a unique event space, an artist's studio, or a workshop, this three-story barn offers a canvas upon which your vision can come to life.

Situated in the heart of Picton, "Strawberry Fields" opens doors to the town's charming shops, delectable restaurants, and cultural attractions.

For the residential developer, this unique property offers a substantial tract of land in the heart of Picton with full municipal services available.

Property Details

ADDRESS: 16 Talbot St, Picton, K0K 2T0

TYPE: Detached two-story home (Historically designated under PEC Bylaw # 1704 and Section 29 of the Ontario Heritage Act.)

LEGAL DESCRIPTION: PT LT 649 PL 24 PICTON PT 1 47R3076; PRINCE EDWARD

HERITAGE DESIGNATION:	Yes - PEC Bylaw # 1704 and Section 29 of the Ontario Heritage Act
SQ. FT:	2,965 +/- sq. ft. as per MPAC
BEDROOMS:	4 spacious bedrooms, each with a large closet and one with two closets.
BATHS:	1 – 2 pc. main level and 1 – 4 pc. with iron tub on the second level
LAUNDRY:	Basement level. Not vented.
BASEMENT:	Full unfinished basement cellar with several rooms and storage areas. The basement is walk-up through a set of floor doors in the glassed-in portion of the verandah
AGE:	1862, designated heritage
ELECTRICAL:	200 amp breaker panel
ROOF:	Metal
FOUNDATION:	Stone
FLOORS:	Hardwood, pine plank, ceramic, carpet
CEILINGS:	Plaster and ceiling tile
WINDOWS:	Wood with wood storms and screens and some aluminum storm windows

EXTERIOR:	Tripple brick and stone
PARKING:	Paved drive with parking for 8+ vehicles
GARAGE:	Detached oversized 1-car garage with storage
LOT SIZE:	144.66 ft x irregular 2.56 acres
OUTBUILDINGS:	Large 3-story barn
ZONING:	R1 Residential Zone
TAXES:	\$5,795 (2023)
COSTS:	Enbridge \$3,360 (seller kept house heated to 76F) Hydro One \$1,500, Utilities \$1,500
ROLL # / PIN #	135001001005500 / 550630024
HEATING:	Forced air gas furnace
FIREPLACE:	2 wood burning fireplaces (working condition unknown)
COOLING:	Central air
RENTALS:	None
WATER:	Municipal and there is a well that was drilled sometime after 1996 and used for over a decade with the owner's preference of well water over municipal water. The well is obvious on the property.
WASTE:	Municipal
LOT DESCRIPTION:	Flat at the house with some of the oldest standing trees in Picton. Rolling and sloping in the back with a pond in the SE corner.
CHATELS INCLUDED:	Fridge, built-in oven and stove, washer, dryer, cut firewood, ribbons in the barn, anything left in, on or around the property on closing.
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$100,000

SUGGESTED CLOSING:

Immediate for 16 Talbot Street. The sale of the building lot cannot close until 2024 for tax purposes.

NOTE: There is a vacant 90 x 169.95 ft (irregular size) building lot adjacent to and running along the NW property line at what would be 34 Ackerman Street. This lot is available only to the buyer of 16 Talbot Street at \$239,000. The lot provides straightforward access to Ackerman Street and increases the building footprint at 16 Talbot Street if the property were to be developed. If the buyer of 16 Talbot Street does not purchase the lot, it will be listed on MLS at \$239,000, and offers will be held for 14 days.

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