



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 meticulous 3-bedroom, 2.5-bath bungalow offers stylish comfort and easy living in a welcoming community setting. The open-concept main floor features a bright living, dining, and kitchen area with hardwood floors and an electric wall fireplace, perfect for cozy evenings. The kitchen features quartz countertops, ample cabinetry, and patio doors from the kitchen that lead to a spacious deck—ideal for outdoor dining and entertaining.

The main level includes two well-appointed bedrooms, including a generous primary suite with a large double closet and a private ensuite featuring a walk-in shower. A convenient laundry closet accommodates full-size side-by-side units with a sink for added functionality.

The lower level is designed for relaxation and versatility, offering a carpeted rec room, a den or craft space, and a third bedroom for guests or family. A unique cedar-lined spa room with an indoor hot tub—automatically activated humidity system when the lid is lifted—adds a luxurious touch. The south-facing backyard is a true retreat, complete with a deck, gazebo, and metal fire pit.

Residents also enjoy access to a community recreation center featuring an outdoor inground pool, all for a modest monthly fee of \$243. This beautifully maintained home combines comfort, quality, and convenience—perfect for those seeking a relaxed lifestyle in a friendly, amenity-rich neighborhood.

# Property Details

**ADDRESS:** 42 Conger Drive, Wellington, ON, K0K 3L0

**TYPE:** Detached bungalow

**LEGAL DESCRIPTION:** PLAN 47M12 LOT 71

SQ. FT:	1,331 +/- sq. ft. (main level as per MPAC)
BEDROOMS:	2 + 1
BATHS:	3; 1-4pc main, 1-3pc ensuite, 1-2pc basement
LAUNDRY:	Main floor laundry closet with sink
BASEMENT:	Full basement with rec room, bedroom, craft room/den, sauna, utility room with a sump pump
AGE:	2017 (9 years old)
ELECTRICAL:	200 amp breaker
ROOF:	Asphalt shingles
FOUNDATION:	Poured concrete
INTERIOR:	Drywall, carpet, hardwood
EXTERIOR:	Stone and vinyl, interlocking walkway, rear deck with metal gazebo
PARKING:	Triple wide drive
GARAGE:	Attached two car garage, insulated with loft, EGDO
LOT SIZE:	59.06' x 104.9' (Geowarehouse)
ZONING:	R1-43 Residential Zone
TAXES:	\$3,930
ANNUAL COSTS:	Gas \$852, Hydro \$1,875, Utilities \$1,370
ASSOCIATION COSTS:	\$243 / month

ROLL # / PIN #	135022401525071 / 550270852
HEATING:	Forced air gas furnace with HRV
COOLING:	AC system
RENTALS:	Hot water tank (Enercare \$928/year)
WATER/WASTE:	Municipal, water softener is owned
LOT DESCRIPTION:	Exterior lighting, flower beds, outside metal fireplace
CHATELS INCLUDED:	Gazebo, hot tub, washer, dryer, fridge, stove, dishwasher, light fixtures, shed, microwave, basement fridge
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

## Visit Website:

- Home Inspection Report
- Zoning Provisions
- Property Video
- Schedule B
- Floor Plans + Virtual Tour