



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

This deceptively large red brick four-bedroom bungalow sits on a deep, private lot and combines classic character with inviting living spaces. Step inside to a bright SE facing room with four large windows—an ideal spot for a home office or reading nook. The dining room offers a cozy corner gas fireplace and double French doors leading to the spacious eat-in kitchen, perfect for family gatherings or casual meals.

At the back of the home, a vast sunken great room addition provides an impressive space for relaxation, featuring vaulted ceilings, floor-to-ceiling windows, skylights, and a beautiful stone-surround gas fireplace. A large screened-in porch extends the living space, offering a peaceful retreat to enjoy the outdoors in comfort during the warmer months

The upper basement offers a rec room, two additional bedrooms, a 3-piece bathroom, cold storage room and a large lower basement under the addition, which could be tailored to many future designs with high ceilings and 2 windows installed.

The detached garage is ideal for hobbyists or those in need of extra storage, offering front and back overhead garage doors with an insulated workshop in between. With its thoughtful layout, natural light, and timeless red brick exterior, this home is perfect for families or anyone seeking comfortable living in a welcoming setting.

This was a smoker's home. Remediation and remodelling will be required.

Property Details

ADDRESS: 126 County Road 10, Picton, ON K0K 2T0

TYPE: Bungalow with great room addition

LEGAL DESCRIPTION: LT 32 PL 10 HALLOWELL; COUNTY OF PRINCE EDWARD

SQ. FT:	1,952 +/- sq. ft. (MPAC)
BEDROOMS:	2 + 2
BATHS:	2; 1-4pc main with walk-in tub, 1-3pc basement
LAUNDRY:	Basement
BASEMENT:	Partially finished with rec room, 2 bedrooms, cold cellar, unfinished basement under family room addition, sump pump
AGE:	1982 (43 years old as per MPAC)
ELECTRICAL:	200 amp breaker panel with sub panel
ROOF:	Asphalt shingles (2007)
FOUNDATION:	Concrete block, poured concrete
INTERIOR:	Drywall, wallpaper, carpet, vinyl
EXTERIOR:	Brick and vinyl, screened porch, rear deck
PARKING:	Single wide drive with expansion, space for 8 vehicles
GARAGE:	Detached single car garage (workshop)
LOT SIZE:	52.35' x irregular (MPAC)
ZONING:	R1 – Residential Zone
TAXES:	\$3,377 for 2025
ROLL # / PIN #	135051102510550/550640047

HEATING/COOLING:	Split-unit heat pump/AC and 2 fireplaces on thermostats and electric baseboard back-up
FIREPLACE:	2 Gas fireplaces
RENTALS:	Hot water heater – Reliance (\$200 annually)
WATER:	Municipal
SEWER:	Septic system (pumped May 2023 by Angies)
COSTS ESTIMATED:	Annually – Hydro \$2,500, Enbridge Gas \$2,300, Water \$500
INTERNET:	Bell Fibre connected for internet, cable and phone and Eastlink infrastructure is in place
LOT DESCRIPTION:	Gentle slope back to front, treed, partially fenced, backs onto an easement owned by the town of Picton that leads out to the Millennium Trail – providing direct access to the trail.
CHATELS INCLUDED:	Fridge, stove, dishwasher, washer, dryer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$25,000
SUGGESTED CLOSING:	Immediate

Visit Website:

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

Notes provided by the Seller:

- . New dishwasher in October 2021
- . New decking and stairs outside in October 2021
- . New roof on the front of the house in May 2021 by Terry Cowan
- . New stove in April 2017
- . New skylights (Sears) in 2008
- . Second electrical panel added by Scanlon Electric below the great room in 2008
- . New sump pump by Veenstra in 2018
- . New Trane ductless mini-split heat pump and cooling system by Mark's Heating and Cooling in 2021
- . Electricity ran to the garage in 2005
- . New fan in the fireplace in the great room installed in 2023
- . Bathrooms updated in 2021, including inspections and repairs of all plumbing and electrical systems. In the downstairs bathroom – new ceramic walk-in shower, toilet, sink, vanity, baseboard heater and new tap in the shower. In the upstairs bathroom – new walk-in tub/shower, toilet, sink, vanity, light, exhaust fan and safety bar under the window.

Other Notes:

- . Fireplaces and A/C are serviced annually with routine cleaning
- . The septic tank was last pumped out in May 2023 by "Angies".
- . Contractor filled in the floor in the great room where the hot tub was removed. Contractor Ronnie Lane of Wellington.