



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

Located in Colton's Meadow—an adult lifestyle mobile home community just minutes from Sandbanks Provincial Park—this double-wide home offers comfort, convenience, and peaceful country surroundings. Set amid open farmland with distant views of East Lake, the property features recent upgrades, including a new roof and propane furnace in November 2025, ensuring worry-free living.

Inside, the open-concept living and dining room is warm and welcoming, complete with a cozy wood-burning fireplace, wall-to-wall built-ins, and a practical pass-through window to the kitchen. The kitchen offers excellent storage, including a walk-in pantry and space to add a dishwasher if desired. Three spacious bedrooms and a full bathroom provide flexibility for guests, hobbies, or a home office.

With Picton and Bloomfield each only 10 minutes away, this home offers the perfect blend of relaxed rural living and easy access to wineries, restaurants, shops, services, and recreational opportunities. Whether you're downsizing or seeking a peaceful retreat near the County's most iconic beach, this property delivers comfort and convenience in an ideal location at an affordable price.

Property Details

ADDRESS: 1231 County Road 11, Unit 1 Prince Edward County

TYPE: Mobile Home

LEGAL DESCRIPTION: Manufactured by Glendale Homes,
Strathroy Ontario, Model # Parkview 48, Serial # 6397

SQ. FT:	1,034 sq. ft. interior measurements (as per floor plans)
BEDROOMS:	3
BATHS:	4pc bathroom with easy access tub and an extra long vanity
LAUNDRY:	In unit laundry closet with side-by-side machines
AGE:	Manufactured in 1977
ELECTRICAL:	CYC: 60 AMPS: 200 VOLTS: 120/240
ROOF:	Asphalt shingles (November 2025)
FOUNDATION:	Concrete block
INTERIOR:	Laminate and carpet floors, updated living room window, wood paneling, ceiling tiles
EXTERIOR:	Aluminum, small covered deck on west side, garden shed
PARKING:	Single wide paved drive, parking for 3 vehicles
GARAGE:	Carport (will fit small cars)
ZONING:	MHR – 1 Mobile Home Residential Zone
TAXES:	\$1131.19 for 2025
COMMUNITY FEE:	\$416.51 per month for 2026, which will increase by \$50 per month for a new owner, including water, sewer, park snow plowing (not including

	your driveway), typically increases at 2.1% per year.
HEATING:	Forced air propane furnace - new November 2025
COOLING:	Window AC units
RENTALS:	Propane tanks (\$85 per year)
WATER/WASTE:	Community well and septic system
LOT DESCRIPTION:	Mature shrubs and trees
CHATELS INCLUDED:	Fridge, stove, washer, dryer, three window AC units, garden shed
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$15,000
SUGGESTED CLOSING:	Immediate

NOTE: The sale of the trailer will be conditional for 5 business days upon the approval of the purchaser by the park owner and signing a lease agreement

Visit Website:

- Home and WETT Inspection Report
- Property Video
- Schedule B
- Floor Plans + Virtual Tour