



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 within the exclusive Port Picton waterfront community, this 4-year-old luxury 3-storey townhome offers a rare blend of modern design, marina lifestyle, and walkability to downtown Picton. Positioned steps from Picton Harbour, the setting provides water views, a resort-like atmosphere, and membership to the Claramount Club.

Arguably one of the most tastefully designed townhomes in Port Picton, 47 Bentley offers three distinct living spaces. **The walk-in level** is all about living—open, inviting, and designed for culinary creativity, entertaining, and relaxed movie nights.

Approximately 3,000 sq ft of space showcases 9 ft ceilings, maple hardwood floors, and a chef-inspired kitchen with a 10' quartz island and breakfast bar, premium appliances, and custom Miralis cabinetry. The dining and living areas feature a coffered 10' tray ceiling, a tiled electric fireplace wall with built-ins, and dual walkouts to a covered balcony and a Juliette balcony with partial water views.

The middle level is a private retreat—designed for rest, relaxation, and quiet luxury. Originally planned as two bedrooms, it has been reimagined into a full-floor primary suite with a private west-facing balcony, walk-in and secondary closets, an elegant ensuite and a second full bathroom if you each want your own space. There is also a convenient laundry room, where all your clothes are.

The ground level is dedicated to guests and flexibility, offering a second bedroom, a 3-piece bath, and a bright flex space with walkout to a covered stone patio—ideal for a home office, gym, or an enhanced guest space.

A private, fully fenced courtyard with architectural pavers and a louvred roof pergola with Gem lighting extends the living outdoors, while the fully finished detached double garage with epoxy flooring completes this exceptional offering.

Other features include a Transferable Tarion Warranty for major structural defects to November 6, 2028, Hunter Douglas electric blinds throughout, dimmers on LED lighting, under-cabinet lighting, subway tile backsplashes, ceramic and glass shower systems, quartz counters in all bathrooms, many spacious closets, a utility/workshop room, wrought iron and vinyl fencing. Claramount Club amenities include a state-of-the-art fitness centre, with a lap pool and hot tub, a relaxing wellness centre, tennis, pickleball, and two restaurants (one open). An on-site 60-slip marina is proposed.

Visit Website:

- Status Certificate
- Full Home Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour

Property Details

ADDRESS: 47 Bentley Crescent, Picton ON, K0K2T0

TYPE: Freehold Townhouse/Rowhouse

LEGAL DESCRIPTION: SEE SCHEDULE B

SQ. FT:	1,002 Walk-in level, 1,002 middle level, 1,002 ground level (MPAC)
BEDROOMS:	2 Bedrooms (Primary on middle level, second bedroom on ground level)
BATHS:	3.5 Bathrooms (2 pc on walk-in level, 2 x 3 pc ensuite on middle level, 3 pc on ground level)
LAUNDRY:	Middle/primary bedroom suite level
BASEMENT:	Finished, walk-out (more living space than basement space)
AGE:	5 Years (2021, MPAC)
ELECTRICAL:	200-amp breaker panel with a 100-amp auxiliary panel in the garage
ROOF:	Asphalt shingle
FOUNDATION:	Poured concrete
FLOORS:	Maple hardwood, ceramic tile, laminate, carpet, epoxy (garage)
CEILINGS:	Drywall
WINDOWS:	Vinyl
EXTERIOR:	Brick, stone
INTERIOR:	Drywall
PARKING:	Double-paved private driveway
GARAGE:	Double-wide detached garage
LOT SIZE:	25.49 ft x 123.11 ft
ZONING:	R3-56 - Urban Residential Type 3

TAXES:	\$6,350.42 (2025)
ROLL #:	135004004002349
PIN #:	550720287
INTERNET:	Tenacity is the provider for the development
HEATING:	Forced air, natural gas
COOLING:	Central Air
COSTS:	Common elements: road maintenance fee \$111.28/month, grass & snow (optional) \$150/month, Hydro \$2,336.96/year (with Tesla charging), Water/Sewer \$2,119.98/year, Enbridge \$783.66/year
RENTALS:	None
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Front faces east, architectural paver stone walkway, courtyard patio
INCLUSIONS:	Gas stove, dishwasher, fridge, wine fridge, microwave, washer and dryer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$100,000
SUGGESTED CLOSING:	Immediate

NOTE: The Purchaser shall be required to enter into a membership agreement with the owner of Block 27 (formerly the Claramount Inn), having a term of ten (10) years with an annual fee of \$2,000. After the initial ten (10) year term, the Purchaser may renew the membership annually. The membership fee shall provide membership for up to two (2) adults and their children residing in the same household who are under the age of twenty-five (25), and shall grant use of the fitness center, swimming pool, tennis courts, and change rooms. The term of the membership shall commence on the date of closing.