



For many people, buying or selling a home is part of something bigger. A move to retirement living. A downsizing decision. The settlement of a family estate.

When life changes, there can be a lot to manage. You don't need to know every step. **Just the first one.**

At Gordons Real Estate Brokerage, we help families, estate trustees, and professionals navigate life's major transitions with confidence. From real estate services to downsizing and estate settlement support, everything works together under one roof.

Since 1958, we've been the trusted partner people turn to when the details feel overwhelming. Our experienced realtors, project managers, downsizing specialists, and appraisers work together to ensure every project is managed professionally, efficiently, and with care.

Thank you for your interest in this property. If you have any questions, our team would be pleased to help.

Learn more at gogordons.com

UNDER ONE ROOF.

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, a 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) Side lot length/measurements are 297 +/- ft and 265 +/- ft. as per GeoWarehouse.
ZONING:	R1 – Residential Zone

PROPERTY DETAILS *continued*

TAXES:	\$3,377 for 2025
ROLL # / PIN #	135051102510550/550640047
HEATING/COOLING:	Split-unit heat pump/AC, 2 gas fireplaces on thermostats, and electric baseboard backup.
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 **gogordons.com** for:

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

One team. Every detail.



**FOR DOWNSIZERS.
ESTATE TRUSTEES.
POWERS OF ATTORNEY.**

UNDER ONE ROOF.®

GORDONS.
REAL ESTATE BROKERAGE

Manson Slik, Broker

613-961-7245 gogordons.com