

# PROPERTY INFORMATION

Located in the quiet rural hamlet of Mountain View in Prince Edward County, this custom-built bungalow offers exceptional privacy on a beautifully treed 1-acre lot conveniently situated between Belleville and Picton. Built in 2007, the home offers approximately 1,356 sq. ft. above grade plus a finished walkout lower level. The open-concept design features a living room, a kitchen with 2 islands, a dining room, hardwood floors, a fieldstone propane fireplace, large windows, and walkout access to a covered verandah overlooking the landscaped rear yard.

The main floor includes 2 bedrooms, with a walk-in closet in the primary and direct access to the full bathroom, while the walkout finished lower level, with laminate flooring, provides a sprawling family room, third bedroom with double closets, another full bathroom with a new shower, laundry area, an office or hobby room, utility room and storage space.

The park-like grounds are a standout feature, with mature trees, split-rail fencing, perennial gardens, winding pathways, patio areas and extensive landscaping creating a peaceful and private setting. A detached bunkie tucked among the trees provides additional storage, workshop or seasonal-use space.

Recent improvements include a propane furnace (2022), central air conditioning, updated shingles (2021), upgraded septic system, newer well pump and updated appliances. Additional features include an attached double garage with inside entry, parking for trailers or recreational vehicles, invisible dog fencing and excellent access to Highway 62, making travel to Belleville, Picton, wineries, beaches and other Prince Edward County attractions both convenient and efficient.

# PROPERTY DETAILS

**ADDRESS:** 13 Cannery Road, Prince Edward County ON, K8N 4Z7

**TYPE:** Single Family Detached

**LEGAL DESCRIPTION:** CON 4 PT LOT 68 RP 47R7174  
PART 1

SQ. FT:	Approximately 1,356 sq. ft. above grade plus finished lower level and basement area (MPAC)
BEDROOMS:	3 Bedrooms (2 main level, 1 lower level)
BATHS:	2 Bathrooms (4 pc main floor, 3 pc basement)
LAUNDRY:	Basement
BASEMENT:	Walkout finished lower level with family room, bedroom, bathroom, laundry and storage areas. Sump pump with battery back up in the bedroom closet
AGE:	19 Years old (2007, as per Seller)
ELECTRICAL:	200 amp breaker panel in the basement utility room
ROOF:	Asphalt shingles (replaced 2021)
FOUNDATION:	Full basement foundation w/ finished lower level
FLOORS:	Hardwood, ceramic tile, Luxury vinyl plank
CEILINGS:	Drywall
WINDOWS:	Thermoplane style
EXTERIOR:	Brick, wood
INTERIOR:	Drywall
PARKING:	Private multiple vehicle parking with additional space for recreational vehicles or trailers
GARAGE:	Attached double garage with inside entry, EGDO
LOT SIZE:	Approx. 287.7 ft frontage on approx. 0.99 acres
ZONING:	RR-Rural Residential
OUTBUILDINGS:	Detached bunkie/storage shed located within rear wooded area

# PROPERTY DETAILS *continued*

TAXES:	\$3,628 (MPAC)
ROLL #:	135032802002500
PIN #:	550080142
HIGH SPEED INTERNET:	Available
HEATING:	Propane forced-air furnace installed August 2022 with HRV system
COOLING:	Central air conditioning
RENTALS:	Stinson Fuel propane tanks (\$80 annually)
FIREPLACE:	Propane fireplace in main living room installed in 2007
WATER:	Drilled well w/ reverse osmosis EcoWater treatment system located NW corner of the house
WASTE:	Septic system upgraded in 2016 and pumped April 14, 2026, located east of the house and south of driveway
AREA DESCRIPTION:	Quiet rural residential setting in Mountain View conveniently located between Belleville and Picton near Highway 62
INCLUSIONS:	Piano, fridge, stove, dishwasher, microwave, living room TV, bedroom TV, washer, dryer, dehumidifier, wine barrels outside, 3 satellite dishes
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Flexible/immediate possible
COSTS:	\$3000 for propane (Stinson Fuels), \$2,052 electricity
ASSESSMENT:	2026 MPAC Assessment: \$289,000
OTHER FEATURES:	Invisible dog fence installed
LANDSCAPING:	Extensively landscaped rear yard with mature trees, perennial gardens, split-rail fencing and patio areas



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