



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.

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UNDER ONE ROOF.

PROPERTY INFORMATION

With approximately 1,378 square feet of above-grade living space, a full basement with two walkouts and a dedicated workshop, 1442 County Road 10 offers a 0.6-acre lot and room for everyday living and hobbies in a rural Cherry Valley setting.

The 4-bedroom, 1-bathroom bungalow features living and dining areas adjoining the kitchen with a double-sided breakfast bar. The layout keeps these gathering spaces connected, with a separate dining area and room for family visits.

The partially finished basement includes a recreation room with patio doors that open to the backyard, a separate workshop with a double-door walkout, laundry facilities, and substantial utility and storage space. The workshop provides space for tools and household projects, plus room for hobbies and seasonal storage.

Outside, the property has about 123 feet of road frontage, mature trees, and a sloping lot backing onto farmland, with a seasonal view of East Lake. A double-wide asphalt driveway with parking for 6 + vehicles serves the home, which has vinyl siding and a metal roof. A front porch and raised rear deck feature a retractable awning. Picton is 7 km from downtown shopping, restaurants, and everyday services, and the Sandbanks Provincial Park entrance is 10 km away. World-famous Slicker's ice cream is only 11 minutes away in Bloomfield.

The home has a 3,000-gallon cistern, a private septic system and a large garden shed. The Seller will replace the existing oil furnace with a new natural gas furnace before closing. Home, septic and cistern inspections available.

PROPERTY DETAILS

ADDRESS: 1442 County Road 10, Cherry Valley, Prince Edward County, Ontario.

TYPE: Detached residential; freehold.

LEGAL DESCRIPTION: PT LT 5 CON EAST OF EAST LAKE
ATHOL AS IN PE164913 DESCRIPTION MAY NOT BE
ACCEPTABLE IN FUTURE AS IN PE164913; PRINCE EDWARD.

PIN:	550760111 (house lot) and 550760438 (unopened road allowance purchased in 2012)
ROLL:	135040801008002
SQ. FT:	1,378 MPAC
BEDROOMS:	4
BATHROOMS:	1 full bathroom
STYLE:	Bungalow
YEAR BUILT:	1970 per MPAC; 514-square-foot addition recorded in 1995
BASEMENT:	Full, partially finished, with rec. room, workshop and two walkouts
FOUNDATION:	Masonry block
EXTERIOR:	Wood-frame construction with vinyl siding; aluminum soffit, fascia, eavestroughs and downspouts; decorative shutters
INTERIOR:	Drywall and panelled
ROOF:	Gable roof with metal roofing and flashing
WINDOWS:	Fixed and sliding units with vinyl and aluminum frames; single/double glazing and storm windows
FLOORS:	Carpet, laminate, vinyl
CEILINGS:	Drywall and acoustic tile
HEATING:	Oil forced-air furnace to be replaced with a new gas furnace before closing.
COOLING:	None
ELECTRICAL:	100-amp breaker panel
WATER:	Private 3,000-gallon cistern supplied by delivered municipal water and connected roof runoff. Access through trap door in deck. There is no water treatment system in place

PROPERTY DETAILS *continued*

WASTE/SEPTIC:	Private septic: approximately 2,100-litre concrete tank and gravity-fed leaching field
HOT WATER:	Giant electric rental tank in basement utility room; 181 litres (39.8 Imperial gallons), approximately 5 years old
WATER TREATMENT:	None
FIREPLACE(S):	None
LAUNDRY:	Basement
GARAGE:	None
PARKING:	6+ vehicles
DRIVEWAY:	Asphalt
OUTBUILDINGS:	Garden shed
LOT SIZE:	123 ft. x 215.3 ft. MPAC
LOT DESCRIPTION:	Sloping/hillside residential lot with mature trees
ZONING:	RR - Rural Residential
TAXES:	\$2,198.11 for 2026
INTERNET:	Explornet
INCLUSIONS:	Fridge, stove, dishwasher, washer, dryer, garden shed, awning, satellite
EXCLUSIONS:	None
RENTAL ITEMS:	Electric hot water tank \$62.04 per quarter (Reliance)
COSTS:	Oil - 3 tanks per year, Electricity \$1,977.61
SUGGESTED DEPOSIT:	\$10,000
SUGGEST CLOSING:	45 to 60 days
ASKING PRICE:	\$379,000



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