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REAL ESTATE BROKERAGE

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

Situated in the popular Wellington on the Lake adult lifestyle community, 39 Elmdale Drive offers comfortable bungalow living in an established residential setting close to the amenities of Wellington. Built in 2006, the home provides approximately 1,267 square feet above grade together with a substantial finished lower level, attached double garage and inviting outdoor living space.

The property has been thoughtfully maintained, with attractive landscaping, mature trees and established plantings framing the home. A paved double driveway leads to the attached two-car garage, while the rear yard includes a covered deck that provides a sheltered place to relax or entertain outdoors.

Inside, the south-facing front entrance is bright and welcoming, with sidelights and a large arched transom window bringing natural light into the foyer. High-grade laminate flooring extends through the principal living and dining areas, providing an attractive and durable finish.

The kitchen is efficiently arranged with generous wood cabinetry, dark countertops, tiled backsplash and stainless steel appliances. An adjoining breakfast area provides a comfortable everyday dining space, while the formal dining area is conveniently positioned beside the living room.

There are two bedrooms and two full bathrooms on the main level. The spacious primary bedroom offers convenient ensuite access, while the second bedroom provides flexibility for guests, an office or additional living space.

The lower level significantly expands the usable area of the home. A large finished recreation/family room features a gas fireplace and provides ample room for television, seating and entertaining. A third bedroom has 2 windows, and a separate finished room can accommodate a hobby/craft area or exercise space. The lower level also includes a 2-piece bathroom and spacious laundry, storage, and utility space.

With its bungalow design, finished lower level, attached double garage, covered outdoor living space and location within Wellington on the Lake, 39 Elmdale Drive is particularly well suited to buyers looking to simplify their lifestyle without sacrificing living space, storage or everyday comfort.

PROPERTY DETAILS

ADDRESS: 39 Elmdale Drive, Wellington, Prince Edward County
TYPE: Single Family Detached Residential
LEGAL DESCRIPTION: LT 47 PL 119; T/W PE180623; PRINCE EDWARD

PIN/ROLL:	550270083 / 135022401524047
SQ. FT:	Approx. 1,267 sq. ft. above grade
BEDROOMS:	2 + 1
BATHS:	2 full and 1 half
STYLE:	Bungalow / 1-storey
LAUNDRY:	Lower level
BASEMENT:	Full; approx. 1,267 sq. ft. total, with approximately 1,013 sq. ft. finished (MPAC)
AGE:	2006 (MPAC)
ELECTRICAL:	100-amp breaker panel with subpanel in the garage
ROOF:	Asphalt shingles (2018)
FOUNDATION:	Poured concrete
FLOORS:	High-quality laminate in principal rooms; carpet and resilient flooring
CEILINGS:	Drywall main level; suspended ceiling in portions of finished lower level
WINDOWS:	Vinyl-framed windows
EXTERIOR:	Vinyl siding
INTERIOR:	Drywall
PARKING:	4 vehicles in the driveway
GARAGE:	Attached double garage
DRIVEWAY:	Private paved
LOT SIZE:	Approx. 52.48 ft. x 124.64 ft. (MPAC)
ZONING:	Urban Residential Type One (R1)

PROPERTY DETAILS *continued*

TAXES:	$3,840.23 for 2026
TV/INTERNET:	Cogeco
HEATING:	Forced air gas furnace with HRV system
COOLING:	Central air conditioning
RENTALS:	Hot water tank (Reliance Home Comfort): $491.40/year
FIREPLACE:	Gas fireplace in lower-level recreation/family room
WATER:	Municipal
WASTE:	Municipal
HOT WATER:	Gas hot water tank
LOT DESCRIPTION:	Level with mature landscaping
INCLUSIONS:	Fridge, stove, microwave, washer, dryer, upright freezer, window coverings, clothes hanger in the yard
EXCLUSIONS:	None
COSTS:	Enbridge $1,003.59, Hydro One $1,094.41, Water/Sewer $1,461.35
FEES:	Frontier Property Maintenance (Fees for Wellington on the Lake) $218.04/month, 3% increase per annum
ASSESSMENT:	$297,000
SUGGESTED DEPOSIT:	$20,000
ALARM SYSTEM:	System in place, not connected
SUGGESTED CLOSING:	45 days

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

Thoughts from the Seller:

What I have loved most about living here is the wonderful sense of community. It is a peaceful, friendly place where neighbours genuinely look out for one another and keep an eye on each other's homes. There is always something to enjoy, whether it's swimming, quilting, playing cards or games, pickleball, tennis, or dancing at the recreation centre to favourite songs from the 1950s and '60s. Some of my fondest memories are of walking down to the lakeside and enjoying daytime picnics at North Beach. Life here is quiet and relaxed, without the stress of rush-hour traffic, yet it is easy to stay active, social, and connected. More than anything, it is the fantastic neighbours and the people throughout the community who have made this such a special place to call home.

Property improvements since 2010

Improvement	Date
Painted all rooms in the home	Various
Installed laminate and vinyl flooring in all rooms, except the two upstairs bedrooms	Various
Kitchen counter and backsplash installed	Pre-covid
Installed natural gas fireplace in basement	
Fridge and stove replaced	
Both upstairs bathrooms were renovated with new toilet, vanity, sink, floors	
Basement bathroom renovated with new toilet, vanity, floor	
Basement carpet, vinyl tiles installed	
Storage closet built in basement (room with furnace)	
Downstairs bedroom and laundry room floors new	2026
Roof replaced	2018
Entrance steps upgraded	
All smoke detectors new	2025

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Every detail.

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