GORDONS
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.

Learn more at **gogordons.com**

UNDER ONE ROOF.

PROPERTY INFORMATION

This beautifully upgraded freehold bungalow townhouse end unit offers carefree living in one of Prince Edward County's most desirable adult-oriented communities, Wellington on the Lake. Built in 2017, the home combines thoughtful builder upgrades, quality finishes and a private setting just minutes from the heart of Wellington.

The bright open-concept main floor is designed for comfortable everyday living and effortless entertaining. The spacious kitchen features quartz countertops, a large centre island, upgraded cabinetry with numerous pull-out organizers, and newer kitchen appliances installed in 2023, including a double oven. The adjoining living and dining areas are accented by hardwood flooring and overlook the private rear yard through sliding patio doors leading to a beautiful three-season sunroom.

The main floor offers two generous bedrooms, including a spacious primary suite with hardwood flooring and a walk-through closet to a well-appointed ensuite bathroom featuring a ceramic walk-in shower with a rain showerhead and a wall-to-wall quartz vanity with 2 raised sinks. An additional 4-piece bathroom with a walk-in tub, main-floor laundry, and direct access to the attached garage completes the main level.

The partially finished lower level includes a foyer, a full bathroom with a shower, a third bedroom and generous unfinished storage and utility areas. The finishes in the lower level are to the same standard as the main level.

One of the property's most outstanding features is its lot. Unlike many townhouse properties, the rear yard backs onto mature trees, providing a semi-private and peaceful natural setting. The enclosed three-season sunroom and rear deck create wonderful outdoor living spaces to enjoy throughout much of the year. This end unit includes an attached 1.5-car garage.

Numerous builder upgrades include hardwood and ceramic flooring, quartz countertops throughout, custom cabinetry, comfort-height toilets, a therapeutic walk-in bathtub installed in 2018, a covered front porch, a three-season sunroom with new windows and a door in 2024, and many additional custom features that set this home apart from standard builder models. Conveniently located within walking distance of downtown Wellington, restaurants, wineries, shopping, parks and the Millennium Trail, this is an outstanding opportunity to enjoy low-maintenance living in Prince Edward County. Did we mention there is a golf course inside the community?

PROPERTY DETAILS

ADDRESS: 74 Aletha Drive, Wellington ON
TYPE: Freehold Bungalow Townhouse POTL (Parcel of Ties Land)
LEGAL DESCRIPTION: PT BLOCK 7 PL 47M9 PT 1 47R8727; T/W AS IN EC38691; WELLINGTON; PRINCE EDWARD

MONTHLY POTL FEE: Approximately $489.46/month. The fee currently includes snow removal from the driveway and front steps, all lawn maintenance, garbage and recycling collection, maintenance of the private roads and common areas, and use of the clubhouse, heated swimming pool and other community recreational amenities. Owners also contribute toward the maintenance, operation and long-term upkeep of the community's shared infrastructure and facilities in accordance with the registered Lot Owners Agreement.

SQ. FT:	1,475 sq. ft. above grade plus a partially finished basement (MPAC)
BEDROOMS:	2 + 1
BATHS:	3 – 4-piece ensuite with double sinks and shower, 4-piece with walk-in tub/shower on main level, 4-piece in the basement.
LAUNDRY:	Main floor laundry with shelving
BASEMENT:	Full basement with a finished hallway to a third bedroom, a full bathroom, and utility and storage rooms, with space to complete a rec. room
AGE:	2017 (MPAC)
ELECTRICAL:	200 amp breaker service
ROOF:	Ashphalt shingles
FOUNDATION:	Poured concrete
INTERIOR:	Drywall, textured ceilings, hardwood, ceramic tile and carpet stair, custom window coverings and shutters
EXTERIOR:	Stone and stucco exterior with covered front porch, landscaped gardens, rear deck and enclosed three-season sunroom

PROPERTY DETAILS *continued*

PARKING:	Double paved driveway
GARAGE:	Attached 1.5 car with electric garage door opener
LOT SIZE:	Approximately 44.45 ft frontage x 128.75/134.48 ft irregular lot.
ZONING:	Residential R3-6
TAXES:	$4,111.76 (2026)
ANNUAL COSTS:	Natural Gas $761/year, Hydro $1,260/year, Water/Sewer $1,850/year. *Note* the Sellers are gone annually from October to March.
ROLL # / PIN #:	135022401524223 / 550270941
HEATING:	Forced air natural gas furnace with HVAC
COOLING:	Central air conditioning
RENTALS:	Hot water tank ($46.18 per month)
WATER/WASTE:	Municipal water and sanitary sewer
LOT DESCRIPTION:	Level, professionally landscaped lot backing onto mature trees, covered front porch, three-season enclosed sunroom and rear deck.
IRRIGATION SYSTEM:	Front and side
CHATTELS INCLUDED:	Refrigerator, double oven, microwave, dishwasher, washer, dryer, living room TV and fireplace, blinds and window coverings, crank-down shade at front verandah.
FIXTURES EXLUDED:	None
SUGGESTED DEPOSIT:	$20,000
SUGGESTED CLOSING:	Immediate

Visit **gogordons.com** for:

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

What is a POTL?

A POTL (Parcel of Tied Land) is a form of freehold ownership where you own your home and lot outright, but also share ownership and responsibility for certain common areas within the community.

Unlike a condominium, you are responsible for maintaining your own home, roof, windows, exterior walls and yard. However, all homeowners contribute a monthly fee toward maintaining the community's shared amenities and infrastructure.

At The Villas at Wellington on the Lake, the current monthly fee for unit 74 is approximately $489.46 and includes:

- Snow removal from the driveway and front steps (no snow for you to shovel)
- Lawn maintenance (no grass for you to cut)
- Garbage and recycling collection
- Maintenance of the private roads and common areas
- Access to the clubhouse
- Heated outdoor swimming pool
- Other recreational amenities and activities

A portion of the fee also contributes toward the long-term maintenance and replacement of the community's shared infrastructure. The monthly fee is established by the community's Lot Owners Agreement and may change over time.

In the simplest terms, this is a freehold home. You own both the house and the land, while sharing the cost of maintaining the community's roads, clubhouse, pool and other common amenities through a monthly community fee.

One team.
Every detail.



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