



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](https://www.gogordons.com)

UNDER ONE ROOF.

PROPERTY INFORMATION

A private tree-lined rear yard, open-concept living and the convenience of a bungalow make 64 Aletha Drive an appealing option for those looking to simplify their next move. This freehold end-unit townhouse in Wellington on the Lake was built in 2015 and offers approximately 1,516 sq. ft. above grade, together with a partially finished lower level and a fully finished attached 1.5-car garage.

The kitchen, dining and living areas flow together, with high-grade laminate flooring through the principal rooms. White cabinetry, a large centre island, pendant lighting, a tile backsplash and stainless steel appliances give the kitchen a bright, practical layout. A gas range and substantial quartz counter space with an island will appeal to those who enjoy cooking, while the adjoining dining area keeps family and guests close by. A nook at the top of the stairs off the kitchen offers space for crafting or a convenient office.

The living room features a gas fireplace and large rear windows overlooking the garden. Sliding doors open directly to a wood deck with a pergola and privacy screening. Mature trees along the rear provide a leafy backdrop for outdoor dining, reading or enjoying a quiet afternoon. The lot is cleared to the lot line. At the front, a covered porch offers another comfortable place to sit, with golf course views of the first-hole green and second-hole tee box.

PROPERTY INFORMATION

continued

The main-floor primary bedroom has a spacious walk-through closet leading to an ensuite with a separate bathtub and shower, a vanity and a seated dressing area. A front office, bedroom or den provides useful space for working from home, guests or hobbies. A second full bathroom, main-floor laundry with a laundry tub, and interior garage access add everyday convenience.

Downstairs, a finished hallway leads to a guest room and a three-piece bathroom. Generous unfinished areas provide storage, workshop or exercise space and room to consider further finishing. The home also has a new forced-air natural gas furnace, a heat pump, on-demand hot water and an installed radon reduction system.

Set in the established Wellington on the Lake community, the property combines freehold ownership with access to shared recreational amenities.

Wellington's shops, restaurants, and waterfront, along with the Millennium Trail and the wider attractions of Prince Edward County, add to the location's appeal.

The setting is unique, with the lot cleared through the trees right to the lot line, taking full advantage of the private backyard space with no rear neighbours. Access to the Millennium Trail is a few hundred feet from your front step. You can safely walk or bike to town.

PROPERTY DETAILS

ADDRESS: 64 Aletha Drive, Wellington, ON K0K 3L0

TYPE: Freehold POTL End-Unit Bungalow Townhouse

LEGAL DESCRIPTION: PT BLOCK 6 PL 47M9 WELLINGTON
PT 1 47R8587 TOGETHER WITH AN EASEMENT AS IN
EC35900 COUNTY OF PRINCE EDWARD

SQ. FT:	1,516 sq. ft. as per MPAC
BEDROOMS:	2 + 1
BATHS:	3: main-floor 4-piece ensuite with separate tub and shower; main-floor 4-piece with tub/shower; lower-level 3-piece with shower
LAUNDRY:	Main floor, with washer, dryer, laundry tub and storage
BASEMENT:	Full, partially finished: hallway, guest room and bathroom, plus unfinished storage, utility and hobby areas
AGE:	11 Years old (2015, MPAC)
ELECTRICAL:	200 amp breaker panel
ROOF:	Asphalt shingles (2015)
FOUNDATION:	Poured concrete
FLOORS:	Laminate, carpet, ceramic tile
CEILINGS:	Drywall
WINDOWS:	Vinyl
EXTERIOR:	Stone facing and stucco; covered front porch; rear wood deck with pergola and privacy screening. The house has an irrigation system at the front and side
INTERIOR:	Drywall
PARKING:	Private paved driveway; parking 4 cars
GARAGE:	Attached fully finished garage with interior entry; EDGO on a belt system with built-in camera
LOT SIZE:	Approximately 41.37 ft. frontage x 137.76 ft. depth. MPAC
ZONING:	R3-6

PROPERTY DETAILS *continued*

TAXES:	\$3,930.74 (2026 property taxes)
ROLL #:	135022401524217
PIN #:	550270779
INTERNET/TV:	Bell
HEATING:	Forced-air natural gas furnace and heat pump
COOLING:	Central cooling; heat pump installed
RENTALS:	Furnace, heat pump and on-demand water heater. Seller notes approximately \$3,076/year (about \$256/month combined). The Seller will buy out the rentals by or before closing unless the buyer would like to continue. The rentals are new in 2025
FIREPLACE:	Fireplace in the living room
WATER:	Municipal, Navien on-demand natural gas water heater
WASTE:	Municipal
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Landscaped end-unit lot with lawn, gardens and mature trees along the rear; covered front porch and rear deck. The lot is cleared in the back to the lot line
INCLUSIONS:	Fridge, gas stove, dishwasher, washer, dryer, pergola, window coverings, microwave, Weber gas BBQ
FIXTURES EXCLUDED:	None
COSTS:	Natural gas: \$1,408, Hydro: \$1,680, Water and sewer: \$2,056 (12 months). POTL Fee approximately \$489.46/month (See note on POTL)
OTHER SYSTEMS:	Radon reduction system installed (monitor with app). Alarm system with Telus at \$28.25 per month
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	30-45 days



Visit **gogordons.com** for:

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

PROPERTY DETAILS *continued*

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.

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 64 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
- Full woodworking shop
- 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.



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

UNDER ONE ROOF.®

GORDONS.
REAL ESTATE BROKERAGE

Manson Slik, Broker

613-961-7245 gogordons.com