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.

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UNDER ONE ROOF.

PROPERTY INFORMATION

West-facing views across Stoco Lake and a treed setting distinguish this three-bedroom cottage on Hughes Lane in the Municipality of Tweed. The property has a shallow shoreline with a fringe of reeds and grasses along its full shoreline, with lawn, mature trees and decks adjoining the cottage. The shoreline was not used in 2026. With no traffic and no one cutting the reeds, they grew up this year.

Built in 1968, the single-storey year-round cottage offers approximately 1,206 square feet of above-grade living space. The open kitchen, dining and living area features wood cabinetry, a double sink, a freestanding wood stove and large windows facing the yard and lake. Exterior doors connect the living area to the decks. Three bedrooms, a full bathroom with a tub and shower, and a separate main-floor laundry and utility room complete the layout.

A detached garage provides space for storage and workshop use. The garage has an overhead door, a workbench area and a wood stove. A separate small bunkie with a deck provides additional guest space. Access is by private road with right-of-way.

The property is located 10 minutes from shopping in downtown Tweed and 30 minutes N of the 401 at the Highway 37 exit in Belleville and 13 minutes to Highway 7 for quick access to Ottawa. The cottage will require improvements and renovation. The most recent owner lived in the home year-round.

PROPERTY DETAILS

ADDRESS: 75E Hughes Lane, Tweed Ontario, K0K 3J0
TYPE: Freehold detached cottage/bungalow; seasonal/recreational classification per MPAC
LEGAL DESCRIPTION: PT LT 16 CON 9 HUNGERFORD AS IN QR599738; T/W QR599738; T/W ROW OVER PT 22 ON 21R7130 AS IN QR327342; TWEED; COUNTY OF HASTINGS

SQ. FT:	Approximately 1,206 sq. ft. above grade, per MPAC
BEDROOMS:	3 Bedrooms
BATHS:	1 full bathroom with vanity, toilet and tub/shower
LAUNDRY:	Main-floor laundry/utility room; washer and dryer present
BASEMENT:	Crawl space
AGE:	58 years (1968 MPAC)
ELECTRICAL:	100 amp breaker panel (2012) with subpanel in the garage
ROOF:	Shingles (2012)
FOUNDATION:	Concrete block walls and supports
FLOORS:	Wood-look laminate plank (2012)
CEILINGS:	Primarily flat, painted ceilings; ceiling fans in living area and primary bedroom
WINDOWS:	Mixed window styles, including large living-area windows and sliding/double-hung units
EXTERIOR:	Vinyl siding on cottage; horizontal siding with wood gable on garage
INTERIOR:	Open kitchen, dining and living area; separate bedrooms and laundry/utility room
PARKING:	Gravel access and parking area; private-road/right-of-way access. Parking for 6 + vehicles
GARAGE:	Detached, approximately 495 sq. ft., built 1968 per MPAC; one garage space and workshop area and wood stove
LOT SIZE:	MPAC records 0.34 acre and 60 ft. frontage x irregular
ZONING:	LSR - Limited Service Residential

PROPERTY DETAILS *continued*

TAXES:	$2,666 estimated for 2025 in MPAC
ROLL #:	123132803502400
PIN #:	402930278
INTERNET/TV:	Antenna and satellite dish present, Bell ExpressVu
HEATING:	Olsen oil-fired forced-air furnace (not working); exterior oil tank (910 litres, 2.3MM, manufactured January 2015). Woodstove
COOLING:	Central air conditioning
RENTALS:	None
FIREPLACE:	Wood stove in cottage and wood stove in garage
WATER:	Drilled well (2012), Cartridge filter and additional treatment equipment. Hot Water: Rheem electric tank, 178 litres; manufacture date February 10, 2025.
WASTE:	Septic bed
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Generally level parcel to the shoreline with lawn and mature trees
OUTBUILDINGS:	Separate bunkie with a deck
SERVICES:	Electricity, private well and septic; private-road maintenance $75 for 2026
WATERFRONT:	Direct shoreline frontage on Stoco Lake, west exposure. Shallow with a marshy fringe of reeds and grasses along its full shoreline. Shoreline not used in 2026. It has historically been maintained as a cleared shoreline with a dock.
INCLUSIONS:	Dock, appliances and remaining contents of the house, garage and property on closing. Dishwasher is disconnected. Family members may still be taking a few items
FIXTURES EXCLUDED:	Any personal belongings the family chooses to take
SUGGESTED DEPOSIT:	$20,000
SUGGESTED CLOSING:	Immediate

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Every detail.



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