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Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at [www.gogordons.com](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

Charming 1960s-era three-bedroom side split brimming with potential, offering a solid foundation for your forever family home. The prairie-style brick exterior is complemented by an interlocking brick walkway, leading to a warm and inviting interior. The connected living and dining rooms feature a large bay window that fills the space with natural light, while the eat-in kitchen offers a cozy spot for family meals. Upstairs, you'll find three bedrooms and a shared bathroom. The house showcases original hardwood floors, much of it preserved beneath carpeting.

The large family room addition is at the rear of the house, complete with a gas fireplace and convenient access to the rear older wooden deck. The outdoor space is perfect for entertaining, featuring a metal gazebo and a separate sunroom needing some updating, providing a versatile studio space or playroom.

The finished basement provides even more opportunity with a rec room, a large craft and laundry room outfitted with built-in cabinets, and a walk-up entrance to the backyard. While the home requires some updates, its thoughtful layout, ample living space, and timeless appeal create a wonderful opportunity to craft your ideal family haven.

Improvements: Interlocking stone (1987), roof (2007), large window (1996), hot water tank (2022), gas fireplace (1993), electrical panel (1992), furnace/AC (2001), kitchen floor (2008), front door, kitchen & basement windows (1998), addition (1974).

# Property Details

**ADDRESS:** 21 Manor Crescent Trenton

**TYPE:** Detached side split home

**LEGAL DESCRIPTION:** LT 79 PL 315M MURRAY S/T  
MRF25846 EXCEPT THE PUBLIC UTILITIES COMMISSION  
EASEMENT THEREIN; QUINTE WEST; COUNTY OF  
HASTINGS

SQ. FT:	1,431 +/- sq. ft. (per MPAC)
BEDROOMS:	3
BATHS:	1-4 pc upper level, 1-2pc lower level
LAUNDRY:	Lower level
BASEMENT:	Partly finished, built-in storage cabinets, craft room, cold room and a separate walk-up entrance to the backyard
AGE:	1961 (63 years old as per MPAC)
ELECTRICAL:	200 amp breaker
ROOF:	Asphalt shingles
FOUNDATION:	Concrete block
INTERIOR:	Hardwood floors (some under carpet), bay windows, crown moulding
EXTERIOR:	Brick and vinyl siding, interlocking brick walkway
PARKING:	Single wide paved drive, space for 4 vehicles
LOT SIZE:	60' x 100' (per Geowarehouse)
ZONING:	R2 – Residential Zone
TAXES:	\$3,166 (2023)
ANNUAL COSTS:	Fuel \$912 (Enbridge) Hydro \$900 (Hydro One) Utilities \$888

ROLL # / PIN #	120403005055300 / 403760173
HEATING:	Forced air gas furnace
FIREPLACE:	Gas fireplace in the family room
COOLING:	Central AC system
RENTALS:	Gas hot water heater
WATER/WASTE:	Municipal / Sewers
LOT DESCRIPTION:	Fenced yard with garden shed, tiered backyard
CHATELS INCLUDED:	Metal gazebo frame, fridge, stove, washer and dryer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

## Visit Website:

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