

Dear Prospective Buyer:



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

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 to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Indulge in this Southwest two-bedroom, two-bathroom, third-floor end unit condo in the very well-maintained Loyalist building.

Featuring updated flooring, kitchen and ensuite bathroom, this unit is what you've been looking for! The connected living and dining room take full advantage of the SW facing exposures and covered balcony, making relaxing and entertaining extra enjoyable. The renovated galley kitchen features a full wall of storage and an eating area highlighted by a large SE facing bay window.

The bedrooms are generously sized and serviced by two full bathrooms. Whether relaxing on the balcony or entertaining in the chic living space, this condo embodies modern urban living.

This centrally located, turnkey residence is an ideal community with active neighbours and a true sense of ownership within the condominium association.

Centrally located, the Loyalist building grants easy access to Picton's amenities. Welcome home to a residence that effortlessly combines style with contemporary living.

Property Details

ADDRESS: 311 - 8 Talbot St, Picton, K0K2T0

TYPE: Condominium apartment

LEGAL DESCRIPTION: See Schedule B

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|----------------|---|
| SQ. FT: | 1,300 +/- sq. ft. (MPAC) |
| BEDROOMS: | 2 |
| BATHS: | 2, 1-3pc, 1-4pc ensuite |
| LAUNDRY: | In unit stackable washer and dryer (2023) |
| BASEMENT: | Parking and utility area |
| AGE: | 1990 (34 years old) |
| ROOF: | Asphalt shingles |
| FOUNDATION: | Poured concrete |
| INTERIOR: | Updated laminate flooring, marble tile, central vac system, updated kitchen |
| PARKING: | #311 close to the elevator and door – heated garage |
| ZONING: | Residential |
| TAXES: | \$2,410 for 2023 |
| CONDO FEES: | \$698 per month |
| MANAGEMENT CO: | Privately managed PECC # 3 |
| STORAGE UNIT: | In unit & locker # 311 |
| PET FRIENDLY: | Yes – with restrictions |
| ROLL #: | 135001001005222 |
| PIN #: | 558030043 |

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| HIGH SPEED INTERNET: | Available |
| HEATING: | Forced air electric (maintained by condo corporation) |
| COOLING: | Central air (maintained by condo corporation) |
| RENTALS: | None |
| ELECTRICITY COSTS: | \$200 per month equal billing |
| WATER: | Municipal |
| WASTE: | Sewers |
| STATUS CERTIFICATE: | Available |
| AMENITIES: | Multi-purpose room and activities like gardening, library group, and card play. There is an onsite maintenance supervisor. |
| CONDO FEE INCLUDES: | Water, parking, snow removal, building maintenance and insurance, guest parking |
| CHATELS INCLUDED: | Washer, dryer, fridge, stove, dishwasher, microwave, central vac attachments, electric hot water tank (2021) |
| FIXTURES EXCLUDED: | None |
| SUGGESTED DEPOSIT: | \$20,000 |
| SUGGESTED CLOSING: | Immediate |

Visit Website:

- Status Certificate
- Property Video
- Schedule B
- Floor Plans & Virtual Tour