



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

Nestled on 4.5 acres offering 168 feet along the south shore of Picton Bay, this eclectic 2+1 bedroom, three-bathroom log home is a comfortable waterfront retreat. The rustic pine interior features vaulted ceilings and an open-concept kitchen and family room area with a large bay window and garden doors leading to a wrap-around partially covered verandah. Perfect for both relaxation and gatherings, the home's design showcases the natural beauty of the treed surrounding landscape.

The main floor includes a formal dining room and living room and a spacious primary bedroom with multiple closets, including a walk-in, and a 5-piece ensuite bathroom. One additional bedroom plus a den and a full bathroom complete the main level. A sunroom faces the water, inviting you to soak up lovely views in all seasons, while the verandah offers the ideal spot for outdoor dining or simply enjoying the peaceful ambiance.

Downstairs, discover a generous rec room, a third bedroom, a sewing room, and a dedicated spa-like area with a cedar sauna and a hot tub room for ultimate relaxation. There is a walkout from the basement to a private courtyard and easy access to the shoreline. There is a gravel and earth driveway to the natural, swimmable waterfront with a stone boat launch, making lakeside adventures easy and enjoyable. The home presents an excellent opportunity for personalization and modernization to suit your style, located 5.7 km from downtown Picton and 3 km from the free, year-round Glenora Ferry.

Property Details

ADDRESS: 12090D Loyalist Parkway Picton ON K0K 2T0

LEGAL DESCRIPTION: PT LT 118 RCP 26 HALLOWELL PT 2
47R4155 T/W PE172154; PRINCE EDWARD

SQ. FT:	1,600 +/- sq. ft. (as per MPAC) 2,650 sq ft. of finished living space (as per the Seller)
BEDROOMS:	2 + 1 (plus a den)
BATHS:	3, 1-5pc ensuite, 1-4pc main, 1-5pc lower level
LAUNDRY:	Main floor laundry closet
BASEMENT:	Fully finished walk-out lower level, cedar closet, sewing room, and workshop area
AGE:	1994 (30 years old)
ELECTRICAL:	200 amp breaker panel
ROOF:	Metal
FOUNDATION:	Concrete block
INTERIOR:	Exposed log, paneling, stucco, pine
EXTERIOR:	Log home, covered wrap-around veranda
PARKING:	Paved driveway and parking area, space for 10+ vehicles
GARAGE:	Oversized, detached two-car garage, EGDO
OUTBUILDING:	36' x 45 foot storage barn with 30 amp wiring, gravel floor, two sliding doors, and pedestrian door
LOT SIZE:	168' waterfront x irregular (4.5 acres as per 1988 Survey)
WATERFRONT:	Laid stone boat ramp, swimmable waterfront

ZONING:	RU2 – Rural Residential Zone. The shoreline is under the jurisdiction of the Quinte Conservation Authority.
TAXES:	\$5,605 (2024)
COSTS:	Oil - Feb1/23 \$1691.84 Sept 28/23 \$1269.00 Jan/24 \$1223.00 Feb 1/24 \$1233 Electricity - all of 2023 was \$1382
ROLL # / PIN #	135051103012401 / 550720117
HEATING:	Forced air oil furnace (2015) oil tank (2012), electric baseboard supplementary in sunroom only
COOLING:	Central AC system
RENTALS:	Hot water heater \$20.20 / monthly
SECURITY:	Stanley security system has 2 years left on the contract, and new owners could take it over (\$33.84 per month)
WATER/WASTE:	Private well and pump (2023) with Culligan water softener and purification system / septic system
LOT DESCRIPTION:	Winding paved driveway, natural landscape sloping towards waterfront, treed, mixed gravel and earth driveway to the shoreline and boat launch
CHATELS INCLUDED:	Fireplace at shoreline, washer, dryer, fridge, stove, hot tub, satellite dish
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$100,000
SUGGESTED CLOSING:	Immediate

Visit Website:

- Home, WETT, Septic and Well Inspection Report
- Zoning Provisions & Schedule B
- Property Video & Floor Plans + Virtual Tour