



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

33 acres zoned RU2 with 2,662 +/- feet of road frontage on County Road 1. The property is 500 m from the four-way stop of County Road one & two, 7 km to Wellington and 11 km to Bloomfield. There are 15 +/- acres of farmable land east of the barn that has been farmed as hay to the present and 8 +/- tillable acres to the west that have not been used for a while. The balance of the land is overgrown pasture.

Step back in time with this circa-1850 six-bedroom farmhouse, offered for the first time since 1929. The property features a large post-and-beam barn, perfect for hobby farming, storage, or creative projects. The home has evolved through the decades with numerous additions, creating a quirky and unique layout that offers charm and versatility. The house has been set up as a two-family home with east and west wings, a shared laundry room, and a staircase to the second level.

The home would be a great temporary space to live in while building a new home or as a rental property if it is the land you are after. The house is serviced by a private well with a new pressure tank and jet pump (2024) and heated with a recently updated forced air propane furnace (2023.)

While this home offers potential, it will require extensive renovations to restore its full glory.

Property Details

ADDRESS: 3408 County 1 Rd, Prince Edward County, K0K1G0

TYPE: Land, barn and detached house

LEGAL DESCRIPTION: LT 8 RCP 33 HALLOWELL; PRINCE EDWARD

SQ. FT:	3,695 +/- sq ft (Per MPAC)
BEDROOMS:	8; 4 upstairs, 4 on main floor
BATHS:	2, 1-4pc main, 1-3pc main
LAUNDRY:	Main level
BASEMENT:	Unfinished cellar
AGE:	CIRCA 1850
ELECTRICAL:	2 – 100 amp breaker panels in full attic space. Two Hydro meters are allocated, and only one is used
ROOF:	Metal
FOUNDATION:	Concrete, stone and block
INTERIOR:	Plaster, panelling, ceiling tiles, vinyl and carpet flooring
EXTERIOR:	Aluminum siding
PARKING:	Circular gravel drive, space for 10 vehicles
OUTBUILDINGS:	Barn
LOT SIZE:	Irregular – 33 acres as per MPAC. 37.434 acres as per Geowarehouse. There is no survey.
ZONING:	RU2 – Rural Residential Zone
TAXES:	\$2,981 (2024)
ANNUAL COSTS:	Propane \$6,000 +/- Electricity \$4,200 +/-
ROLL # / PIN #	135051101012300 / 550360201

HEATING:	Forced air propane furnace (2023)
COOLING:	None.
RENTALS:	Propane tanks (owned by County Farm Centre \$60 per year)
WATER:	Private dug stone well – A1 Plumbing has installed a new 20gal Well-Rite pressure tank and jet pump (Nov 2024). The Well is located 50 m NE of the barn.
WASTE:	Septic system (65 +/- years old, located on the N side of the house around the center of the house)
LOT DESCRIPTION:	Rolling and natural with open spaces and tillable acreage
CHATELS INCLUDED:	2 satellite dishes, 1 fridge, 1 stove, chest freezer, any and all contents remaining on the property on closing
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$25,000
SUGGESTED CLOSING:	Immediate
LAND:	Cliffron Farms has been pulling the hay from the east field for a long time, paying approximately \$500 per year. There is no formal lease.

Visit Website:

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