



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](http://www.gogordons.com) to learn more about this valuable service.

Thank you for your interest in this property.

# Property Information

Welcome to the lifestyle community of Wellington on the Lake. This well appointed 1,236 sq. ft. 2-bedroom plus a den bungalow includes an open-concept layout featuring hardwood floors, carpets in two of the bedrooms and Garden doors lead from the living area to the sun-filled, south-facing backyard, where you can relax on a shaded deck—perfect for watching the world go by.

The oak kitchen, seamlessly integrated into the living space, is ideal for entertaining and provides ample storage. The primary bedroom offers privacy and comfort, complete with a convenient ensuite bathroom with walk-in shower. The spacious, open-span basement is ready for you to finish and tailor to your personal needs, offering endless possibilities for future use.

This home, offered by the original owner, also benefits from a low monthly common fee of just \$205, giving access to fantastic amenities like a library, billiards room, exercise room, pool, tennis courts, lawn bowling, and shuffleboard courts. The community auditorium is available at no charge for family events, a membership to the Woodworking Centre can be added for an extra fee. This is a lifestyle opportunity you won't want to miss!

Did we mention the house is located in one of the trendiest places to live in Prince Edward County, 1.8 km to the only stop light in town in the waterfront downtown district!

# Property Details

**ADDRESS:** 34 Aletha Drive Wellington ON K0K 3L0

**TYPE:** Detached bungalow

**LEGAL DESCRIPTION:** LT 78 PL 119; T/W PE168494; PRINCE EDWARD

SQ. FT:	1,236 +/- sq. ft. (as per floor plans – interior measurement – mail level)
BEDROOMS:	2
BATHS:	2; 1-3pc ensuite, 1-4pc main
LAUNDRY:	Main floor laundry room
BASEMENT:	Full, unfinished clear span basement
AGE:	2007 (17 years old)
ELECTRICAL:	100 amp panel
ROOF:	Asphalt shingles
FOUNDATION:	Poured concrete
FLOORS:	Hardwood, carpet
INTERIOR:	Drywall, vinyl windows, security system (not connected)
EXTERIOR:	Brick and vinyl, landscape lighting, rear deck with shade cover
PARKING:	Paved, double wide, space for 2 to 4 vehicles depending upon size
GARAGE:	Attached double car garage with inside entry and EGDO
LOT SIZE:	52.48' x 124.64' (as per MPAC)
ZONING:	R1-2 Residential Zone
TAXES:	\$3,559 / 2024

COMMON FEES:	\$205.52 / monthly (fees will increase to \$211.69 effective January 1, 2025)
COMMON FEES INCLUDE:	Care and Maintenance of all Common Areas: Care and Maintenance of all Common grounds, Roadways, walkways, outdoor Activity Areas
AMENITIES:	Library, Billiards Room, Exercise Room, Auditorium, Dance Centre, Multi-Purpose Room, Swimming pool, Tennis Court, Lawn Bowling, Shuffleboard Courts
ROLL #:	135022401524078
PIN #:	550270621
HEATING/COOLING:	Forced air gas furnace / Central AC system
RENTALS:	Gas hot water heater (Enercare)
WATER/WASTE:	Municipal / Sewers
CHATELS INCLUDED:	Electric fireplace, washer, dryer, dishwasher, stove, fridge, microwave, dehumidifier, satellite dish
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