

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

Thank you for your interest in this property.

# Property Information

Welcome to this stylish three-bedroom private corner unit condominium in the heart of Picton, featuring modern updates and a thoughtfully designed layout. With updated hardwood, carpeting, and ceramic tile throughout, the home offers a seamless blend of comfort and elegance. The open-concept main floor invites you in with a bright and airy living space that flows into the dining area and a sleek, white kitchen. A gas fireplace creates a cozy atmosphere, while the large, elevated balcony, complete with a retractable shade awning, provides a perfect retreat that feels like a private treehouse.

The main floor primary bedroom is a spacious haven, offering direct access to a semi-ensuite four-piece bathroom with a luxurious soaker tub, perfect for unwinding. The second bedroom is also on the main level. The lower level is designed for comfort and functionality. It features a family room, a third bedroom, and a full bathroom with heated floor, making it ideal for guests or additional living space. The walk-out basement leads to a patio and a semi-private, shaded backyard, offering a tranquil outdoor space for relaxing or entertaining.

Additional conveniences include an attached garage and ample storage space in the basement, ensuring plenty of room for all your belongings. This updated and well-maintained condominium offers modern living in a serene setting, making it an excellent choice for those seeking a relaxed lifestyle in beautiful Picton.

# Property Details

**ADDRESS:** 7 - 1 Rosemary Crt, Picton, K0K2T0

**LEGAL DESCRIPTION:** See Schedule B

SQ. FT:	1,085 +/- sq. ft. (per MPAC)
BEDROOMS:	2 + 1
BATHS:	2 (4pc with separate tub semi ensuite), 3pc basement
LAUNDRY:	Main floor laundry closet in front bedroom
BASEMENT:	Finished with family room, heated floor in bathroom, sump pump
AGE:	2009 (15 years old per MPAC)
ELECTRICAL:	100 amp panel
ROOF:	Asphalt roof
FOUNDATION:	Poured concrete
FLOORS:	Hardwood, tile and carpeting – all new flooring (2023). Heated floor in basement bathroom
EXTERIOR:	Brick and vinyl, covered verandah, rear deck with electric awning
INTERIOR:	Central vac roughed in – no canister or attachments
PARKING:	Single wide paved drive, space for 1 vehicle
GARAGE:	Attached single car garage, EGDO, inside entrance
ZONING:	R3-24
TAXES / CONDO FEES:	\$3,015 (2024) / \$464 / monthly

MANAGEMENT CO:	Quinte Condo Management
ANNUAL COSTS:	Gas \$785, Hydro \$1,580, Utilities \$1,885
PET FRIENDLY:	Yes - restricted
ROLL# / PIN#	135001001014607 / 558070007
HEATING:	Forced air gas furnace + HRV system (inspected and serviced 9/24) Heated floors in lower bathroom. Hot water heater (2024)
FIREPLACE:	Gas fireplace (2019)
COOLING:	Central AC unit (2019)
RENTALS:	None
WATER/WASTE:	Municipal / Sewers
AMENITIES:	Landscaped grounds
CONDO FEE INCLUDES:	Landscaping common areas, all snow removal, all grass cutting, garbage collection, inground watering system, maintenance of exterior shell including roof, insurance, administration
CHATELS INCLUDED:	Fridge, stove, dishwasher, washer (2022) and dryer (2022), satellite dish
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

## Visit Website:

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