



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

First time offered for sale in almost 50 years! Discover this well-loved five-bedroom side split modular home with an addition sitting on almost two private country acres!

Offering room for improvement, updating and personalization, this home is ideal for the ambitious first-time buyer or someone looking to escape the city and take on a country project.

Storage and space are in no short supply. The property boasts an attached single-car garage and an envious, detached double-car garage with an insulated workshop — the perfect space for restoring vintage cars or tinkering with your boat! There is a separate driveway for the house and the detached garage.

The unique layout of the combined modular home allows for lots of private living space. Five bedrooms in two wings, a full living room, a spacious eat-in kitchen with patio doors, and two full bathrooms make this an interesting environment for growing families, extended families, or a mixed living situation.

There is a mostly finished rec room in the basement. A water leak issue will need to be addressed under the stairs leading to the basement, but it is well away from the rec room.

Situated in a private setting in rural Quinte West, only minutes from downtown Trenton, the home is surrounded by lilac and apple trees. The yard backs onto privately owned greenspace.

Property Details

ADDRESS: 48 Flindall Road Quinte West K8V 5P7

TYPE: Detached split level modular home with an addition

LEGAL DESCRIPTION: PT LT 19 CON B MURRAY AS IN CL73838; QUINTE WEST

SQ. FT:	1,480 +/- sq. ft. (as per MPAC)
BEDROOMS:	5
BATHS:	2
LAUNDRY:	Ground level
BASEMENT:	Part, full height with rec room and slab on grade below the addition
AGE:	1974 (49 years old)
ELECTRICAL:	400 amp service, fuse panels
ROOF:	Metal
FOUNDATION:	Concrete block and slab on grade
INTERIOR:	Centra vac system, vinyl windows, carpet and vinyl
EXTERIOR:	Vinyl and aluminum siding
PARKING:	Double wide gravel drive, space for 6 vehicles PLUS additional entrance and parking at the detached 2 car garage
GARAGE:	Attached single car garage and detached two car garage (new doors in last 2 yrs) with insulated workshop and 100 amp electrical panel (fuses)
LOT SIZE:	250' x irregular (1.81 acres per MPAC)
ZONING:	A2 – Agricultural Zone
TAXES:	\$2,743 (2023)
COSTS:	Hydro \$2,950 (12 months)

ROLL #:	120430103022100
PIN #:	511660060
HEATING:	Forced air electric furnace, heat pump and electric baseboard in the addition
COOLING:	Central AC system
RENTALS:	Reliance hot water heater (\$235.52 / year)
WATER:	Private drilled well (west side of house) with UV light
WASTE:	Septic system (1974)
ALARM:	Alarm Systems \$312 + HST annually
LOT DESCRIPTION:	Mostly level with garden shed
CHATELS INCLUDED:	Rear awning (as is), fridge, stove, washer, dryer
FIXTURES EXCLUDED:	Telephone
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

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- Floor Plans + Virtual Tour