



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

Welcome to 76 Westwind Crescent in the village of Wellington. As you step through the front door, you're greeted by a double-height foyer and living room, showcasing beamed vaulted ceilings, a cozy gas fireplace and hardwood flooring. The open-concept design seamlessly connects the living and dining areas to an eat-in kitchen, perfect for family gatherings. The back of the house features a family room with character-filled exposed brick and board-and-batten walls, offering a warm and inviting space for relaxation.

The main floor is home to the primary bedroom, complete with its own private bathroom, offering a soaker tub, a standing shower, and a double vanity. Upstairs, you'll find two additional bedrooms and a full bathroom. There is a full size door into the attic space for extra storage.

The lower level of the home includes a cozy rec. room with a second gas fireplace, along with additional rooms for a workshop or storage. This mostly original home has terrific bones and will shine after your personalization and cosmetic updates.

There is a two-car garage with inside entry and a landscaped and fenced backyard creating a private oasis with a flagstone patio.

The home is located steps from the ball diamond and picket ball courts, 500m from the community center, 850m from the center of downtown, 750m from the beach, and 450m from CML Snider Public School.

Property Details

ADDRESS: 76 Westwind Cres, Wellington, Prince Edward
K0K 3L0

TYPE: Detached 2-story home

LEGAL DESCRIPTION: LT 18 PL 18 WELLINGTON;
PRINCE EDWARD

SQ. FT:	1,933 +/- sq. ft. (as per MPAC)
BEDROOMS:	3
BATHS:	2.5 (2pc main, 5pc ensuite with whirlpool tub, separate shower and double vanity, 4pc second floor)
LAUNDRY:	Main floor laundry closet
BASEMENT:	Fully finished with rec room, gas fireplace, sump pump, partially finished workshop
AGE:	1989 (35 years old) (MPAC)
ELECTRICAL:	200 amp breaker
ROOF:	Asphalt shingles
INTERIOR:	Cathedral ceilings, hardwood floors, laminate, carpet, board and batten & exposed brick, 2 skylights, central vac
EXTERIOR:	Brick and vinyl siding
PARKING:	Double wide paved drive, parking for 4 vehicles
GARAGE:	Attached 2 car garage with workshop, loft storage, interior and side yard access, 2 EGDO
LOT SIZE:	60.54' x 133.18' (as per Geowarehouse)
ZONING:	R1 – Residential Zone
TAXES:	\$3,886.37 for 2024

COSTS: We have limited information on the annual utility costs relating to the property, but **estimated values**, based on equalized billing and invoices we have reviewed, are as follows:

Enbridge Gas +/- \$1920.00
Hydro One +/- \$879.00
PEC Water/Sewer +/- \$1320.00

ROLL #: 135022401013718

PIN #: 550330226

HEATING: Forced air gas furnace

FIREPLACE: Gas fireplace in living room and rec room

COOLING: Central AC

WATER/WASTE: Municipal

LOT DESCRIPTION: Level with fenced yard, garden shed with hydro

CHATELS INCLUDED: Dishwasher, stove, fridge, satellite, washer and dryer

FIXTURES EXCLUDED: None

SUGGESTED DEPOSIT: \$20,000

SUGGESTED CLOSING: Immediate

Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Property Video
- Schedule B
- Floor Plans & Virtual Tour