



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

This beautifully designed three-bedroom ranch-style bungalow offers an elegant blend of comfort and functionality. The formal living and dining rooms provide a sophisticated space for entertaining, while the separate family room serves as a warm and inviting retreat, complete with a gas fireplace, wet bar, and two garden doors leading to the expansive deck. Overlooking mature trees and open spaces, the deck offers the perfect setting for outdoor relaxation and gatherings.

The chef's kitchen is a culinary dream, centered around a spacious island with dual sinks and a breakfast area for casual dining. Three generous bedrooms, including the well-appointed primary, feature an oversized walk-in closet and direct access to the deck, allowing for a private escape to nature.

A full open-span basement, insulated and plumbed for an additional bathroom, provides endless potential for customization. The attached two-car garage includes a workshop area, perfect for hobbies or extra storage. Practical features such as a durable metal roof and main-floor laundry and outside irrigation system enhance convenience, making this home a perfect blend of elegance and everyday ease.

# Property Details

**ADDRESS:** 23 Northumberland Blvd Trenton K8V 6L6

**TYPE:** Bungalow

**LEGAL DESCRIPTION:** PCL 26-1 SEC 21M97; LT 26 PL 21M97 MURRAY; QUINTE WEST; COUNTY OF HASTINGS and PCL 27-1 SEC 21M97; LT 27 PL 21M97 MURRAY; QUINTE WEST; COUNTY OF HASTINGS

SQ. FT:	3,029 +/- sq. ft. (MPAC)
BEDROOMS:	3
BATHS:	2.5 (both have jetted tubs)
LAUNDRY:	Main level laundry room
BASEMENT:	Full, open span insulated unfinished basement, plumbing roughed in for a bathroom, cold room
AGE:	1989 (36 years old)
ELECTRICAL:	200 amp panel
ROOF:	Metal
FOUNDATION:	Concrete
INTERIOR:	Crown moulding, hardwood floors, carpeting, garden doors, central vac system
EXTERIOR:	Brick, interlocking brick walkway, rear deck, exterior lighting
PARKING:	Double wide paved drive, space for 4 vehicles
GARAGE:	Attached two car garage, with workshop area, 2 EDGO's with interior and side yard access
LOT SIZE:	89.80' x 106.41' (MPAC)
ZONING:	R2 – Residential Zone

TAXES:	\$7,566 (2024)
ROLL #	120403005524828
PIN #	403760051 & 403760050
HEATING:	Forced air gas furnace, Hydrotech, water softener system
FIREPLACE:	Gas fireplace
COOLING:	AC system
RENTALS:	Hot water heater (Reliance)
WATER/WASTE:	Municipal
LOT DESCRIPTION:	Partly fenced yard, irrigation system (condition unknown)
CHATELS INCLUDED:	Fridge, stove, microwave, dishwasher, washer, dryer, window coverings
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$25,000
SUGGESTED CLOSING:	Immediate

## Visit Website:

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