

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 to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Nestled in a desirable Picton condo community, this stylish townhouse-style condominium offers effortless single-floor living with a bright, open-concept design and 4 solar tubes. The modern kitchen boasts granite-like countertops, a pantry, and a seamless flow into the combined living and dining area. Patio doors open to a sunlit south-facing balcony, perfect for morning coffee or evening relaxation. The spacious primary bedroom also enjoys scenic southern views, featuring a large walk-in closet and an ensuite bathroom with a separate shower and a luxurious soaker tub.

A versatile second bedroom near the front entrance offers flexibility as a guest room or den. The convenient combination main floor laundry room has a 4-piece bathroom. The finished lower level showcases a generous rec room with a cozy gas fireplace and a walkout to the covered patio and semi-private backyard. A third bedroom and full bathroom provide additional living space, while the utility area and workshop offer ample storage and functionality.

The attached, dry-walled, and insulated garage ensures year-round vehicle protection and workspace. Residents enjoy maintenance-free living with condo fees covering snow removal, lawn care, irrigation, garbage collection, exterior maintenance—including the roof—and insurance. This tasteful home offers comfort, convenience, and a vibrant community atmosphere.

Property Details

ADDRESS: 13-1 Rosemary Court Picton K0K 2T0

SQ. FT:	1,059 +/- sq ft. (per MPAC) plus finished lower level
BEDROOMS:	2 + 1
BATHS:	3 (1-3pc main with urinal, toilet and sink), 1-4pc ensuite, 1-5pc basement (toilet and urinal)
LAUNDRY:	Main floor laundry room combined with bathroom
BASEMENT:	Walk-out basement with rec room, bedroom, full bathroom, utility room and workshop, sump pump
AGE:	2010 (15 years old per MPAC)
ELECTRICAL:	100 amp breaker panel
ROOF:	Asphalt shingles
FOUNDATION:	Concrete
EXTERIOR:	Brick & vinyl siding, interlocking stone walkway, covered front porch
INTERIOR:	Ceramic, wood-like laminate floors, stucco and drywall interior, central vac system, 4 solar tubes
PARKING:	Single paved drive, parking for 1
GARAGE:	Attached, insulated, single-car garage
ZONING:	R3-24
TAXES:	\$2,797 (2024)
CONDO FEES:	\$464 (month)

ANNUAL COSTS:	Utilities \$1,533, Hydro \$1,196, Gas \$933
MANAGEMENT CO:	Quinte Condo Management
PET FRIENDLY:	Yes - Restricted
ROLL # / PIN#:	135001001014613 / 558070013
HEATING:	Forced air gas furnace + HRV system
FIREPLACE:	Gas stove
COOLING:	Central AC system
RENTALS:	None
WATER/WASTE:	Municipal
AMENITIES:	Landscaped grounds
CONDO FEE INCLUDES:	Landscaping common areas, snow removal, all grass cutting, garbage collection, inground watering system, maintenance of exterior shell including roof, insurance, administration
CHATELS INCLUDED:	Built-in dishwasher, fridge, stove, washer, dryer, C/vac attachments, natural gas BBQ
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

- Status Certificate
- Property Video
- Schedule B
- Floor Plans
- Virtual Tour