



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

Desirable Wellington on the Lake, adult lifestyle community in the heart of Prince Edward County!

This 1,250 sq.ft. two bedroom + den, two bathroom bungalow features an open concept main floor with spacious kitchen and combined living and dining room with Maple hardwood and cork floors, lots of natural light and patio doors leading to the rear deck. There is cozy and warm south facing den at the front of the home allowing for extra space to spread out.

The master bedroom offers new carpeting, a walk in closet and three piece ensuite bathroom with walk-in shower. The second bedroom is also newly carpeted.

Carefree living with everything on one level, an attached two car garage with workshop area and five foot basement height allows for even extra storage. The home is freshly painted and the roof was replaced in October 2020. The neighbours are what you would expect in a close knit community, caring and full of pride of ownership!

Walking distance to the golf course and the bustling downtown shopping and eating district, this is exactly where you want to be!

# Property Details

**ADDRESS:** 21 Aletha Dr, Prince Edward County, K0K 3L0

**TYPE:** Detached bungalow

**LEGAL DESCRIPTION:** LT 92 PL 119; T/W PE168494 COUNTY OF PRINCE EDWARD

SQ. FT:	1,250+/- sq ft (per Floor Plans)
BEDROOMS:	2
BATHS:	2; 1-4pc main, 1-3pc en-suite
LAUNDRY:	Main floor
BASEMENT:	5 ft. unfinished basement
AGE:	2005 (15 years old)
ELECTRICAL:	2 x 100 amp breaker panels (main floor closet and crawl space)
ROOF:	Asphalt shingles (new - Oct 2020)
FOUNDATION:	Poured concrete
FLOORS:	Hardwood, carpet, cork, vinyl
CEILINGS:	Drywall and stucco (attic access via hallway)
WINDOWS:	Vinyl
EXTERIOR:	Brick and vinyl siding with rear deck, interlocking walkway and steps
INTERIOR:	Drywall
PARKING:	Paved double wide drive, space for 4 vehicles
GARAGE:	Attached two car garage with room for a large vehicle/SUV/truck, insulated with workshop area and inside entry with 1 EGDO
LOT SIZE:	49'21" x 124'76"
LOT DESCRIPTION:	Generally level
RENTALS:	None
ZONING:	R1-2 Residential Zone
TAXES:	\$2,782.56 (2020)
ASSOCIATION FEE:	\$188.08 / month
ROLL #:	135022401524092
PIN #:	550270631

HEATING:	Forced air natural gas furnace with HRV system (original) serviced November 2020
HEATING COSTS:	\$81/ month – equal billing
HYDRO COSTS:	\$1,100 +/- 12 months
COOLING:	Central AC (original)
HOT WATER TANK:	On demand wall mounted
WATER/ WASTE:	Municipal (\$1,025 / 12 months)
HOME INSPECTION:	Full version at <a href="http://www.gogordons.com">www.gogordons.com</a>
CHATELS INCLUDED:	Fridge, stove, dishwasher, satellite dish, 1 EGDO
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate

## Visit Website:

- Full Home Inspection Report
- Covenants and Restrictions
- Total Property Video
- Full Zoning Provisions
- 2020 Roof Receipt
- Furnace Service
- Schedule B
- Floor Plans
- Virtual Tour