



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

If space is what you're looking for, this home has it!

Custom built all brick 2 + 2 bed, 3 full bath bungalow offering 3,230 sq. ft. of finished living space in the highly sought after village of Wellington in Prince Edward County.

This well cared for home features gleaming espresso hardwood floors throughout the open concept living and dining room, large picture windows, a main floor family room with gas fireplace, eat in kitchen and a private park like backyard with a deck big enough for all your entertaining needs.

The master bedroom is well appointed with a large walk in closet and attached bathroom with shower stall and bidet.

Downstairs you'll discover the finished lower level providing a large rec room with gas fireplace and two further bedrooms, one with its own semi ensuite bath. The lower level finishes are of the same high quality as the main floor.

Ideally located in the heart of Wellington, close to the Community Centre, public school, parks, the boat launch, farmers markets and artisanal shops and restaurants.

# Property Details

**ADDRESS:** 40 First Ave, Wellington ON K0K 3L0

**TYPE:** Detached bungalow

**LEGAL DESCRIPTION:** LT 4 PL 125; PRINCE EDWARD

SQ. FT:	2,037 +/- sq. ft. above grade, 1,233 +/- sq ft finished lower level, total of 3,270 +/- sq. ft. of finished space as per original Builder Floor Plans
BEDROOMS:	2 + 2
BATHS:	3; 1-4pc main, 1-4pc ensuite (with shower and bidet) and 1-4pc lower level, partial ensuite
LAUNDRY:	Main floor laundry room
BASEMENT:	Full, partially finished with two bedrooms, full bathroom and family room, utility room with sump pumps
AGE:	2007 (13 years old)
ELECTRICAL:	200 amp main breaker panel in garage and 100 amp subpanel in basement
ROOF:	Asphalt shingles (2009)
FOUNDATION:	Poured concrete
FLOORS:	Hardwood, carpet, ceramic and vinyl
CEILINGS:	Drywall and stucco with attic access via garage
WINDOWS:	Vinyl
EXTERIOR:	Brick with rear deck and gas BBQ hook up
INTERIOR:	Drywall
PARKING:	Paved, double wide driveway, space for 4 vehicles
GARAGE:	Attached two car garage, insulated with inside and side yard access and 2 EDGO
FIREPLACE:	2 gas fireplaces
LOT SIZE:	70.60' x 117.05' (public records)

ZONING:	R1 – Residential Zone
TAXES:	\$3,534 (2020)
ROLL #:	135022401020325
PIN #:	550500283
HIGH SPEED INTERNET:	Available
HEATING:	Forced air gas furnace
FUEL COSTS:	\$1,896 / annual
HYDRO COSTS:	\$1,152 / annual
UTILITIES COSTS:	\$1,893 / annual
COOLING:	Central air conditioning
CENTRAL VAC:	Yes
RENTALS:	Hot water heater (gas)
WATER/WASTE:	Municipal
HOME INSPECTION:	Full version at <a href="http://www.gogordons.com">www.gogordons.com</a>
LOT DESCRIPTION:	Generally level, partially fenced with storage shed
CHATELS INCLUDED:	Satellite dish, washer, dryer, fridge, stove, dishwasher, storage shed and all window coverings
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$25,000
SUGGESTED CLOSING:	60 Days

## Visit Website:

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