



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

This inviting 2 + 1 bedroom bungalow in Trenton enjoys a desirable southeastern exposure, filling the home with natural light. The open-concept kitchen, dining, and sunken family room create a welcoming central hub, highlighted by floor-to-ceiling windows that frame the outdoors beautifully and provide direct access to the large backyard. The granite kitchen offers sophistication, and a pantry allows for additional storage. A separate living room provides a relaxed retreat with a built-in electric fireplace and stone surround. Hardwood floors run throughout the main living areas, adding warmth and elegance.

The carpeted bedrooms are designed for comfort, with the primary suite featuring double closets and a private three-piece ensuite bathroom. An additional bedroom is serviced by a well-appointed shared four-piece family bathroom, making the layout ideal for families or guests. The thoughtful design balances open gathering spaces with private retreats, ensuring functionality for modern living.

Downstairs, the basement offers a 3rd bedroom or versatile flex room that can serve as a rec room or home office, complemented by an additional three-piece bathroom. The rest of the basement space is unfinished, providing endless possibilities for customization. With its bright orientation, spacious layout, and quality finishes, this bungalow is a wonderful place to call home.

Property Details

ADDRESS: 114 Parkview Heights, Quinte West, K8V 0A3

TYPE: Detached bungalow

LEGAL DESCRIPTION: LOT 1, PLAN 39M866 SUBJECT TO AN EASEMENT IN GROSS OVER PT 1, 39R12275 AS IN ND45489 CITY OF QUINTE WEST

SQ. FT:	1,510 (MPAC)
BEDROOMS:	2 + 1
BATHS:	3, 1-4pc main, 1-3pc ensuite, 1-3pc basement
LAUNDRY:	Main floor, garage access
BASEMENT:	Full, partially finished with bedroom or flex room, bathroom, sewage pump, septic pump, workshop and some framing
AGE:	2010 (12 years per MPAC)
ELECTRICAL:	100 amp breaker panel
ROOF:	Asphalt shingles
FOUNDATION:	Concrete
INTERIOR:	Hardwood, electric fireplace
EXTERIOR:	Brick and stone with vinyl accents, wood deck
PARKING:	Paved double wide drive
GARAGE:	Attached 1.5 car garage
LOT SIZE:	48.69' x irregular (MPAC)
ZONING:	R2 Residential Zone
TAXES:	\$4,663 for 2025
ROLL # / PIN #	120430105009118 / 511730742
HEATING:	Forced air gas furnace with HVAC system

EASEMENT:	Drainage easement between 114 and 116 Parkview Heights, permanent fencing restricted
COOLING:	Central AC system
COSTS:	Enbridge Gas \$1,260, Hydro One \$1,140, Water/Sewer \$1,092
RENTALS:	Hot water tank (Enercare - \$39 per month)
WATER/WASTE:	Municipal with water softener system
LOT DESCRIPTION:	Level with gentle slope front to back
CHATELS INCLUDED:	Fridge, stove, microwave, dishwasher, washer, dryer, window coverings
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	60 days

Visit Website:

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