

# TEN REASONS TO LOVE 101 BRIDGE STREET

## 1. ENTRANCE HALL

Unique and memorable, this space immediately sets the tone for the rest of the house: airy, spacious and full of meticulous detail. Subtly geometric and classically symmetric, it is a herald of good things to follow...



## 2. THE DOUBLE PARLOUR

...and they do! The showpiece of 101 Bridge has to be its twin reception rooms with their unmatched views over Picton Bay. Additional features include built-in bookcases, pine floors, a wood-burning fireplace and a walk-out to the verandah.

## 3. CIRCULAR DRIVE AND GARAGE

The wide driveway is the perfect approach to this house and provides great space for many vehicles. The capacious double garage has direct access into the mudroom and also provides excellent storage.



## 4. “THE ROOM ABOVE THE GARAGE”

Talk about versatility! This large space has a multitude of possible uses: a home office or studio, a teenagers’ retreat or possibly an in-law suite. Somewhat separate from the main areas of the house, it offers a large private space with huge potential.

## 5. THE POOL



Bring the kids!  
Here’s just one more feature that helps to make 101 Bridge the ideal family home...



## 6. LOCATION

**This is the best of both worlds: a large waterfront property on sprawling grounds – just a short stroll from all of the conveniences of downtown Picton. Walk to the theatre, the library and to all of the cafés – and then walk home to this handsome estate property right on the Bay!**

## 7. CHARACTER AND DETAIL

Watch for these remarkable details:

- handsome fireplaces
- mouldings and trim
- high ceilings
- pine floors
- bargeboard trim
- beamed ceiling
- unique windows
- front door with sidelights
- wall sconces
- columns and arches



## 8. BATHROOMS

**The main floor features two powder rooms – one adjacent to the formal rooms and one next to the family areas. Upstairs there are two baths to serve the main bedroom area.**

## 9. THE VERANDAH

**Pass the mint juleps! With almost 900 square feet of outdoor patios and verandahs, 101 Bridge offers great scope for al fresco entertaining. Accessible from the kitchen, the main entrance and the parlours, this is the perfect spot for morning coffee or drinks before dinner – and for relaxing with a good book on a summer afternoon.**



## 10. THE PAST – AND THE FUTURE

**Redolent of the County's history, and the history of those who have been fortunate enough to live here, 101 Bridge is now ready for its next owners. This is a rare opportunity to invest in one of Ontario's most thriving communities and to own one of its most charming and most coveted homes.**