



101 BRIDGE STREET



“A County Classic”
Presented by
Laurie Gruer & Sam Simone



Much admired by all who pass by, and much-loved by its current owners for forty-five years, 101 Bridge Street is one of the great homes of Prince Edward County. Built in 1876, it enjoys a spectacular setting on Picton Bay with views of the water across its expansive lawns and gardens.

Inside the house is full of natural light and fine detail and it was designed with wide hallways and generous proportions. From the incomparable entrance hall and double parlours, to the large kitchen and cozy family room, this is a house meant to accommodate a busy, active family, in a location that could hardly be more convenient. There is even space for a studio or home office, and terrific facilities in the garden house for an avid gardener or amateur craftsman.

The gracious verandahs on two sides of the house provide additional space for entertaining, and for surveying the views.

This is a property we are proud to represent: a gracious and memorable residence in one of Ontario's prettiest towns. In a word, this one's a classic!

MAIN LEVEL

Foyer:	18'8" x 7'11" 5.69m x 2.41m	Pine floor, transom, wall sconces.
Living Room:	30'10" x 27'9" 9.40m x 8.46m	Pine floor, cornice moulding, walk-out to deck and pool, wood burning fireplace, built-in bookshelves, overlooks yard and bay.
Dining Room:	11'11" x 11'1" 3.63m x 3.38m	Pine floor, wood burning fireplace, built-in cabinets.
Kitchen:	17'1" x 17'1" 5.21m x 5.21m	Eat-in kitchen, walk-out to deck, Jenn-Air oven, Kitchen Aid cooktop stove Maytag dishwasher, double sink, pot lights, auxiliary baseboard heating.
Family Room:	19'4" x 14' 5.89m x 4.27m	Broadloom, overlooks garden, wood stove, built-in book cases/shelving/cupboards, beamed ceiling, auxiliary baseboard heating.
Mudroom:	16'4" x 7'6" 4.98m x 2.29m	Two sets of double closets, cherry-wood floor, walk-out to yard, walk-out to driveway.
Laundry Room:	11'4" x 7'6" 3.45m x 2.29m	Walk-out to garage, storage, Maytag washer, Maytag dryer.
Two 2-piece bathrooms		

SECOND LEVEL

Master Bedroom:	16'3" x 12'4" 4.95m x 3.76m	Pine floor, His & Hers closets with overhead storage, Gothic windows overlooking garden and bay.
------------------------	--	---

Bedroom/Studio: 19'9" x 9'10"
6.02m x 3.00m

Broadloom, baseboard heating, built-in bed with storage.

Bedroom: 18'1" x 10'9"
5.51m x 3.28m

Broadloom, Gothic windows with walk-out to deck, 2 sets of double closets, built-in bookshelves.

Bedroom: 14'6" x 10'
4.42m x 3.05m

Broadloom.

Bedroom: 11'10" x 11'10"
3.61m x 3.61m

Broadloom, double closet.

One-4-piece and one-3-piece bathrooms.

ADDITIONAL INFORMATION

Legal Description: PLAN 24 LOT 1513 LOT 1077 PT LOT 1514 PT.

Lot Size: 182.4 feet x 420.5 feet (see survey).

Taxes: \$4,423.72 (2011).

Possession: To Be Arranged.

Inclusions: All electrical light fixtures (exc. as below), all wall sconces, Jenn-Air oven, Kitchen Aid cooktop, Maytag dishwasher, Maytag washer (as is), Maytag dryer (as is), automatic garage door opener.

Exclusions: Kitchen chandelier, Kitchen Aid microwave, Whirlpool Gold refrigerator, Kenmore refrigerator/freezer in laundry room, Galaxy chest freezer in garage, window air conditioning unit in bedroom/studio, all window coverings.



Laurie Gruer
www.lauriegruer.com

Sam Simone
www.samsimone.com
Sales Representatives
Chestnut Park Real
Estate Limited
Tel: 613-471-1708
Fax: 613-471-1886





This information contained in this fact sheet has been supplied to Chestnut Park Real Estate Limited by sources believed to be reliable, but which may not be, and which we cannot therefore guarantee. Prospective purchasers should satisfy themselves as to the accuracy of the information, including all measurements, contained in this fact sheet.