

# 25 QUEEN STREET



Presented by  
Sam Simone, Sales Representative

  
**CHESTNUT PARK**  
REAL ESTATE BROKERAGE  

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**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

## Queen Street Reinvention!

Located on one of the best streets right in the heart of Picton, this sun-filled home has been beautifully updated and renovated throughout. Sitting on a gorgeous lot with mature trees, it is just two blocks away from all the conveniences of Main Street.

The inviting foyer flows seamlessly into the spacious open plan living and dining areas. An adjoining eat-in kitchen with a walk-out to the back deck provides easy access for al-fresco dining. The laundry room, two-piece bathroom, and mudroom with a walk-out to the garage are conveniently tucked away in the new addition with vaulted ceilings.

The second level includes a primary bedroom suite with walk-in closet and a four-piece ensuite bathroom, two additional bedrooms, and a four-piece hall bath.

Need more space? No problem! The newly built heated and insulated two-car garage also includes a two-bedroom/one-bathroom apartment with an open plan kitchen/dining/living room – and its own private entrance!

Features include quartz countertops and breakfast bars in kitchens, single and double quartz vanities in bathrooms, subway tile in kitchens and bathrooms, double basin apron kitchen sink, recessed and pendant lighting, hardwood floors, ceramic tile floors, bay window, picture window, French doors, tray ceiling, walk-out to decks, paved driveway, and more! The house and apartment each have their own furnaces, a/c units and hot water tanks. The insulated and heated two-car garage has multiple entrances as well as a back garage door for easy access to the backyard.

This home is move-in ready and is waiting for its next owner!





Offering Price: \$1,799,000.

Taxes: \$2,718.61 (2022).

Legal Description:

LT 411 PL 24 PICTON ; PRINCE EDWARD.

INCLUSIONS:

Kitchen Aid refrigerator/freezer, Kitchen Aid gas stove/oven, Kitchen Aid dishwasher, KOBE hood fan, Electrolux washer, Electrolux dryer, Whirlpool refrigerator/freezer, Whirlpool stove/oven, Whirlpool dishwasher, KOBE hood fan, Whirlpool stacking washer & dryer, 2 (two) hot water tanks.

EXCLUSIONS:

All staging items.



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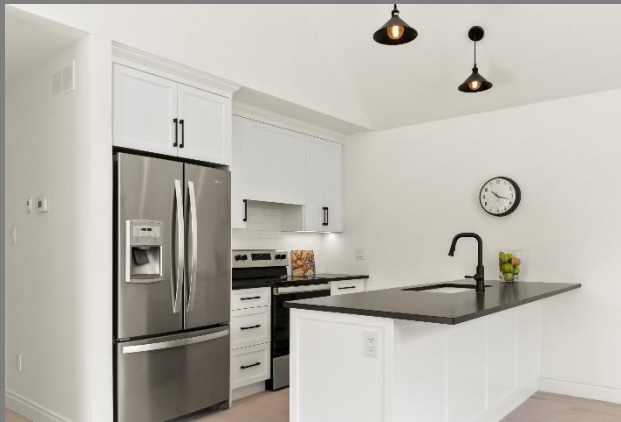
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25  
Queen Street







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# 25 Queen St, Prince Edward, ON

Main Floor Exterior Area 1059.43 sq ft  
Interior Area 930.29 sq ft



PREPARED: 2023/04/21



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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## 25 Queen St, Prince Edward, ON

2nd Floor Exterior Area 796.42 sq ft  
Interior Area 700.44 sq ft



PREPARED: 2023/04/21



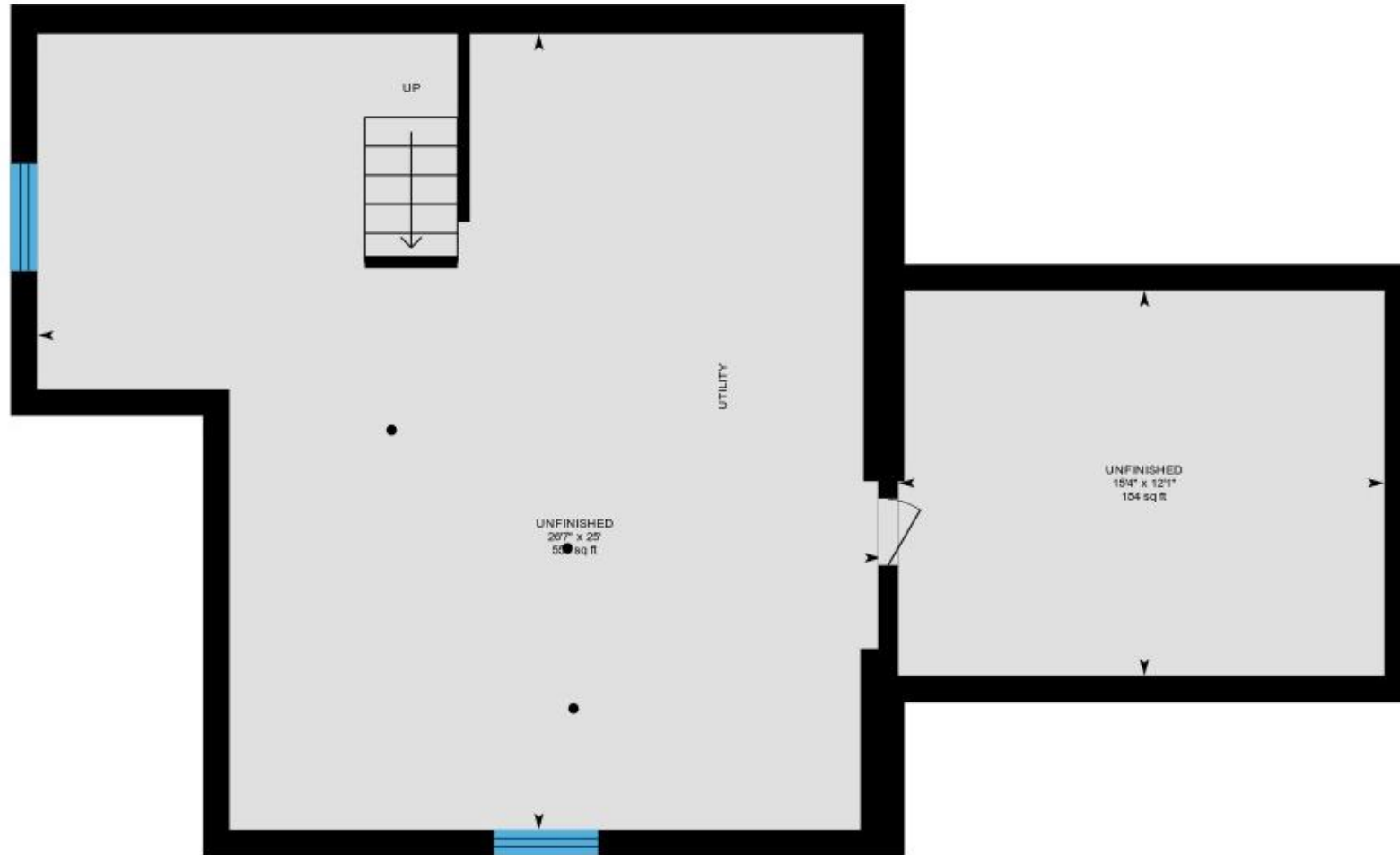
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# 25 Queen St, Prince Edward, ON

Basement (Below Grade) Exterior Area 881.87 sq ft  
Interior Area 766.48 sq ft



PREPARED: 2023/04/21



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# 25 Queen St, Prince Edward, ON

2nd Floor Exterior Area 980.40 sq ft  
Interior Area 846.96 sq ft  
Excluded Area 13.66 sq ft



PREPARED: 2023/04/21



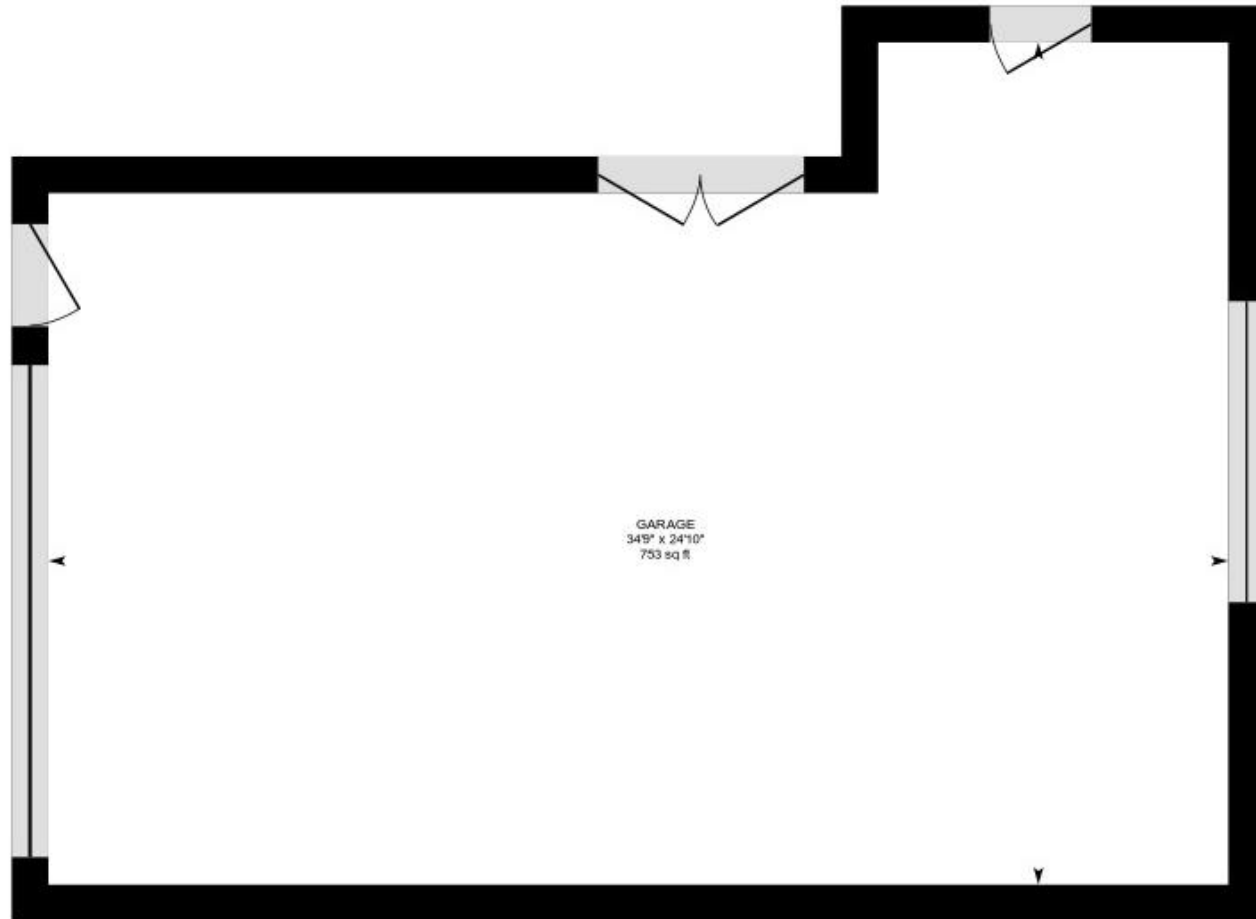
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## 25 Queen St, Prince Edward, ON

Garage Excluded Area 886.30 sq ft



0 3 6 ft

PREPARED: 2023/04/21



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