



- 150 Acre Parcel.
- Approximately 1,991 foot frontage.
- Elba Creek (Tributary of the Nottawasaga river) runs through the property ... presently inhabited with trout and other aquatics.
- Mixed bush with Maple Sugar bush in back 50 acres and a large white birch patch north west of the maple bush. Other varieties include Poplar, Cedar, Black cherry, Spruce, Larch, Apple, Willow and Red, White and Jack pine.
- Main trail (maintained) leading to the back 50 acres plus other trails that have not been maintained on a regular basis.
- Huge stock pile of excellent top soil in front field for future landscaping.
- Additional regular topsoil piles are located in fields.
- Currently this property is actively included in the "Conservation Land Tax Incentive Program". This is a voluntary program that basically cuts taxes here by about 50% in exchange for wetland protection. Participation is not mandatory but can be renewed annually on line.
- A new larger driveway culvert was installed in 2020 and the drive way entrance was widened to 40 ft in 2018.
- New oval driveway was completed 2022 with crushed limestone topping.
- Front porch stairs replaced 2022 (pressure treated wood)
- Front porch is constructed with "Trex" decking.

- Prewiring is installed for:
 - additional lighting for solarium/ dining room.
 - front walkway/driveway lights
 - Master Bedroom walkout deck power (receptacle and or lighting)
 - front and rear doorbells
 - underground feed wires are installed to barn and lower pond area.
 - Buried phone and control cable installed to barn and lower pond area.
- Buried ½" water line installed to barn.
- Buried 1" water line installed to original well (this was cleaned and seepage base stones were replaced with new).

Out Building

Steel "Bank Barn" 35' X 53' (Approx 1,500 sq ft interior Upper. Currently divided into 6 rooms and drywalled ** these are not structural support walls and can be removed. Existing trusses are for "Clear span") Lower ~ 1,500 sq ft (Century foundation / wall needs work). Replacement value of upper was approximately \$100,000.00 in the early 2000's (was required for insurance company at the time).

Deck

Pressure treated frame with 5/4" Manitoulin white cedar decking. Approximately 700 sq ft. with an 11' X 13' custom built gazebo with cedar shake roof. Two small "Frog ponds" built into deck design with only perennial plants. Piping installed for a waterfall feature in each pond.

Some 595133 Mono home details:

- Total interior “living space” – main & upper approximately 3,600 sq ft – basement approximately 1,800 sq ft. (Total basement area approximately 2,700 sq ft.)
- Main floor approximately 3,100 sq ft.
- Basement approximately 2,700 sq ft and has a separate outside entrance.
- Master bedroom suite with walkout deck plus 3 main floor bedrooms / 4 bath / main floor laundry / Livingroom (cathedral ceiling) / Mudroom front entrance / formal dining room / solarium / Eat in kitchen.
- **Upper floor:** (master bedroom / washroom / bathing room / walk-in closet / vanity corner / utility closet / walkout deck and laundry chute) approximately 700 Sq ft. (Master bathing room has a new Jacuzzi tub and a new corner shower stall, ready for installation if desired). Walkout deck is approximately 130 sq ft. and is lined with EPDM (rubber roofing membrane), complete with 3” ABS drain and debris guard. (South view & provides access to satellite dish for snow and ice clearing to ensure reception).
- **Main floor:** 2 primary bedrooms (same size) with walk-in closets / 3 pc bathroom / guest room with closet / 2 pc washroom (meant to service guest room, living room & dining room) / laundry room / Eat-in kitchen / sunken solarium / sunken living room (cathedral ceiling)/ front entrance Mud room / mudroom closet
Note: Appropriate walls are sound attenuated using “Roxul Safe & Sound” (Kitchen, both main floor bedrooms and main floor bathroom are sound attenuated from each other. The wall between the master bedroom and master washroom are attenuated as well.
Basement: Unfinished ~ 1,800 sq ft heated... presently divided into 6 areas including a “utility room” (electrical panel, water system, heating system and media hub) imbedded plates for additional walls if locations are desired (alternate wall locations can be achieved with “pressure and glue” placement ONLY!) Exterior entrance. Wall gland for Gas fireplace requirements. 1,500 sq ft has an 8’ 3” floor to bottom of main joist clearance.
2 drains for sinks etc. plumbed to sump pit plus a roughed-in 3 pc bathroom c/w in floor “blackwater well” with macerator pump plumbed to septic tank.
2 access points to basement (Primary one in service / 2nd is framed and drywalled and accessed from mudroom).
Poured basement walls are insulated below grade on the exterior with 2” of rigid insulation and prepared for interior framing and insulation as desired.

- Solarium window frame constructed with "clear" redwood set into reclaimed century pine beams.
- South facing passive solar design (2 ft eave overhang gives maximum sun infiltration in winter and minimum in summer).
- No eave troughs required due to large overhang (eave trough may be added to upper floor roof to extend shingle life if desired).
- Most of the main and upper floors are oak "engineered floating floors". Can be refinished 2 times according to manufacturer. (Has never been refinished)
- Heatlink In floor hydronic (hot water) heated / Zone controlled main & upper floor + basement as follows: approximately 1,800 sq ft heated of which 1,500 sq ft is radiant heat zone controlled with 300 sq ft heated by adjoining free air (manifold is completed for addition of lines to forced air radiators in balance of basement).
- All heating mains are 1" copper piping. All zone loops are PEX pipes.
- Basement floor is concrete over crushed gravel covered with 2" of celfort rigid insulation with 1.5' of Gypcrete (lightweight concrete) as heat medium.
- Main and upper floors are 1.5" poured gypcrete with the exception of the Livingroom and mudroom which use continuous aluminum heat transfer foil for heat equalization.
- Oil fired boiler (Oil fired boilers generate highest BTUs over other fuels. (greater heat per Litre)) is a Viessmann vitola-biferral boiler (incorporates a tubular heat exchanger that eliminates condensation that can rot out the exchanger on standard designs... ideal for in floor heating systems) with a Trimatic controller (unit contains dual computers that control all features and function selections) and Grundfos circulating pumps (long life pumps that self-lubricate with the circulation water).
- Domestic potable water is heated with a Viessmann horizontal tank via the Viessmann boiler (utilizes a stainless-steel coil for the potable water). An electric hot water tank is located in the kitchen to boost the water temp to 140 deg for the sink & dishwasher.
- Internal potable water pipes are copper *soldered with lead free solder. Main piping is 3/4" up to the second-floor bathing room (direct well water for outside bibs and solarium water for plants utilize potable water approved Pex pipe).
- System incudes water filter, iron remover, softener and sterilizer.
- All exterior walls are 2"x 6", insulated with Roxul (now called Rockwool), sheathed with 1/2" plywood and covered with wind barrier.
- R 44 Roxul ceiling insulation (fireproof and will not sag if it gets wet) with commercial aluminum vapour barrier (returns 5% of any heat at ceiling level).
- Most of the house is presently sided with "tight knot tongue and groove Cedar" finished (6 sides) with Sikkens natural stain. Balance of the house is temporarily sided with vinyl.

- Roof is asphalt 3-tab shingles re-shingled 2021 and the roof is covered with “Ice and Weather shield” (*not just the leading edges no leaks if a shingle fails or gets ripped off)
Note: shingles on all edges of all rooves are additionally glued down.
- Continuous ridge and eve venting for maximum ventilation.
- New replacement storm door installed at deck access in 2021.
- All “walkthrough” rooms and stairways have 2 Way switch control.
- Air conditioning / HVAC air exchange and central vac are roughed in to basement level.
- 60 ft drilled well with 6 ¼” steel” casing and Grundfos stainless steel pump in basement.
(Well tested by installer @ 35’ level, pumping 20 GMP for 60 minutes – fresh water).
- Additional 30 ft dug well with concrete casing (not used since it was refurbished & refreshed... slow recovery well).
- 200 Amp underground fed electrical service / arcfault & ground fault per code.
- All wiring is copper, plus armoured cable in ceilings where added protection warrants (prevents fires in the event of a rodent getting in and chewing wires).
- High Speed internet and satellite availability (presently installed. Provider Bell).
- All rooms are “hardwired with Cat 5 and Coax for selective feeds to routers, phone bases and TV/media receivers.
- House fitted with “hardwired / battery backup” smoke and CO2 detectors as per code.
- Septic system is approved for 4 bedrooms.