

Property Features

- Detached brick and vinyl 2 storey home
- Approximately 2,251 sq.ft plus fully finished lower level
- Attached 3-car garage with heated floor, electric garage door openers & remotes, plus 2 accesses to the home
- Additional heated detached 2-car garage with loft/workshop
- 3 bedrooms
- 4 bathrooms
- Spacious entryway
- Great room with hardwood flooring, vaulted ceiling, gas fireplace & pot lighting
- Formal dining room with hardwood flooring
- Eat-in kitchen with granite countertops, backsplash, maple cabinetry, breakfast bar peninsula, double dishwasher, gas stove & wine storage
- Breakfast area with walkout to back deck with hook-up for gas bbq
- Spacious primary bedroom with hardwood flooring, separate sitting area (with rough-in for gas fireplace in the wall), large walk-in closet with built-ins & 4-piece ensuite with a jetted tub
- Upper level laundry
- Broadloom in portions of the upper level
- Upper level den with hardwood flooring
- Fully finished lower level (2008)
- Fully finished lower level with hydronic in-floor heating, home theatre, rough-in for a wet bar, 2-piece powder room & walk-up to the garage
- Extra large cold room
- Gas forced-air furnace
- Boiler supplying the hydronic in-floor heating
- Garburator (as is - not used)
- Central air conditioner
- Central vac (as is - not used)
- Hot water tank (Rental \$46.18/month 2024)
- Water softener (owned)
- UV water treatment system
- Sump pump
- 200 amp electrical panel
- Generac generator
- Propane tank (Rental \$112.94/year - Arthur's Fuel)
- Propane workshop garage heater (2014 - owned)
- Security system (hardware only)
- In ground heated saltwater pool & cabana (2009)
- Hot tub
- Pergola
- Fire pit
- Horseshoe pit
- Vegetable garden
- Garden Shed
- Mature trees & perennial gardens

Inclusions

fridge, stove, dishwasher, over the range microwave, washer, dryer, all existing electrical light fixtures, water softener, UV water treatment system, central vac & related attachments (as is - not used), 2 electric garage door openers with remotes, shed, gazebo, hot tub, 2 TV wall mounts (master bedroom & garage), garburator (as is - not used), projector & screen, window coverings, all bathroom mirrors

Exclusions

garage/freezer fridge, basement freezer, dyson vacuum equipment, white curtains in living room

Property Details

Basics (Approx.)		Tax & Utilities	
Built	2006	Property Tax	\$8,786.33 (2026)
Lot Size	3.01 acres	Hydro & Water	\$3,230.43 (year)
Square Footage	2,251 sq.ft plus finished lower level	Gas	\$1,859.89 (year)
Survey Available	Yes	Water	Well

Mechanics	Y/N	Age (Approx.)	Own/Rent/Notes
Furnace	Yes	2006	Own
CAC	Yes	2006	Own
HWT	Yes	2024	Rent - \$46.18/month
Water Softener	Yes	2006	Own
Pool & Equipment	Yes	2009	Own (saltwater)
Generac Generator	Yes	2006	Own
Hot Tub	Yes	2009	Own
Propane Tank	Yes	-	Rent \$112.94/year
Workshop Garage Heater	Yes	2009	Own

Area	Details	Age (Approx.)
Well	Well pump replaced	2022
Detached Garage	Loft and workshop added	2009
Lower Level	Fully finished	2008
Home Theatre	Completed	2010
Pool Area	Inground saltwater pool and cabana	2009
Detached Workshop	Propane garage heater installed	2014