

property features

- Detached raised bungalow on 3.35 acres
- Approximately 1,764 sq ft. plus finished lower level
- Covered front porch, & extensive interlock walkway & parking area
- Heated attached 2-car garage with 13'4" ceilings, electric garage door openers, epoxy-coated floors, 40-amp plug-in garage for EV or Hybrid, access to the home & exterior man door
- 30' x 60' detached shop, 1800 sq ft, 16' ceiling height, heated with propane radiant tube heater, 14' x 14' roll-up overhead door, man door, 60-amp breaker panel & mezzanine storage
- 3 + 1 bedrooms
- 4 bathrooms
- Main & lower-level laundry rooms
- Mudroom with door to garage, laundry & sink, ample closets & storage
- Open concept kitchen, dining & living rooms with vaulted ceiling, hardwood flooring & pot lights
- Kitchen with quartz countertops & backsplash, under-cabinet lighting, centre island, breakfast bar, pendant lighting & stainless steel appliances
- Dining room with walkout to the deck
- Main level bedrooms with vinyl plank flooring, double closets & built-in shelving systems
- Primary bedroom with vinyl plank flooring, 4-piece ensuite & built-in closet
- Finished lower level with in-law suite, two walk-outs, in-floor heating, pot lights, large above-grade windows, rec room, 3-piece bathroom & vinyl plank flooring throughout
- In-law suite with open-concept living & kitchen with quartz countertops, double sink, black stainless steel appliances & breakfast bar, one bedroom + den, 4-piece bathroom, laundry & walk-out to patio
- Large pond with flag pole, water feature & waterfall (2024)
- New rail fence (2025)
- 16' long swim spa (2024)
- 2 outdoor sheds
- Garden beds + perennial gardens
- New metal roof (2026)
- Widened driveway
- Mature trees
- Rogers high-speed internet

property details

Basics (Approx.)	
Built	2014
Acres	3.35 acres
Square Footage	1,764 sq ft. plus finished lower level
Survey Available	Yes

Tax & Utilities	
Property Tax	\$7,803.06/annually
Hydro	\$3,168.03/annually
Propane	\$4,317.18(including HST)/annually
Water	Well

Mechanics	Y/N	Own/Rent/Notes
Furnace	Yes	Own
3 Propane Tanks	Yes	Rent - Arthurs Fuel \$99.95 + HST per tank annually
CAC	Yes	Own
HWT	Yes	Own
Pressure Tank	Yes	Own
Central Vac	Yes	Own
Electrical	Yes	200 amp panel (house) + 60 amp in shop
Generac	Yes	Own (2024)
Water Softener	Yes	Own
Air Exchanger	Yes	Own

Inclusions

2 fridges, 2 stoves, 2 dishwashers, 2 over-the-range microwaves, 2 washers, 2 dryers, all electrical light fixtures, all window coverings, all bathroom mirrors, TV wall mounts in the upstairs & downstairs living rooms & rec room, electric garage door openers + remote(s), central air conditioner, central vac & attachments, water softener, overhead heater in the shop, shop electric garage door opener + remote(s), 2 sheds, gazebo, Generac, 6-camera security system (hardware only), water pumps for the water feature & waterfall, swim spa & related equipment

Exclusions

shop fridge, garage fridge, wall-mounted hutch piece in dining room, fire pit, all shop equipment, all decorative garage signs, work benches, tool boxes, sound bar in lower level living room, gas/diesel tanks