

Property Renovations/Improvements:

Kitchen: 2016
Windows: approx. 30 years old
New steel roof over pool: 2021
Asphalt roof: House 5 years old
Furnace: 2022
Pool Drytron System: Completely rebuilt in 2021

HOUSE:

- Currently with Bell internet *HOWEVER* Vianet fiberoptics coming spring/summer 2022. Service line has been paid for in full to the house by the Seller.
- All hydro lines are buried - to the barn, apartment
- 4 thermostats in house
- 5 fireplaces - 2 woodburning, 3 propane (1 propane in pool area)
- Fuel injected generator servicing house
- In-floor heating - main floor bathrooms
- Propane service to house
- All floor rads are: hot water radiant in house
- 1 well services the barn, apartment and house - 186' deep, drilled
- House is on its own septic system - ECOFLOW (15 years old)
- 400 amp electrical service in house (does house and apartment)
- Outdoor firepit
- Trees are: mainly Maple hardwood with a few oak and black cherry trees
- Renewable Forest Management program (Lipsett) in place (annual) = annual property tax reduction of approximately 40%-50% (Listing agent has information)
- Surround sound speakers with projector and retractable screen included (in basement)
- 4-bedrooms
- 4-bathroom (1 X 4 pc in master; 1 X 3 pc on main; 1 X 2 pc in basement; 1 X 3 pc in pool area)
- Security system
- Forced air A/C and heat unit in ceiling
- Power garage door

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POOL INFORMATION:

- electric heating with oil backup
- Pool water is kept below air temperature to keep the pool at current water level (ie - air 81 degrees.. water 80 degrees, with constant humidity)
- Cement pool with sand filter
- 10' deep
- Pool water is fresh water (special UV light equipment in pool room to allow for fresh water) - might need to add one chlorine puck every once-in-a-while but normally nothing.
- 2 BBQ's and 1 patio heater are hardwired and will stay with the property
- Backup dehumidifier in pool room
- 3 pc. bathroom/change room
- Multiple walk-outs
- Wet bar
- pool coping/tile replaced

BARN INFORMATION:

- RENT: estimated at: \$1,000.00/month
- 400 amp electrical service
- 11 stalls with 2-3 paddocks (fencing is: 16' oak rails 3 high)
- Water to stalls
- Asphalt floor
- 1 wash stall (another one can be added - drain is in place)
- 2pc bathroom

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MAN CAVE (SEPARATE AREA WITH ACCESS TO BARN):

- 50' X 100'
- Steel Building
- 40 Solar Panels – contract in place (income on monthly basis) until December 2032. It is at 54.9 cents/KH cents – transferrable (MONTHLY INCOME: estimated at \$300.00/month)
- heated floors
- golf simulator
- security system
- high efficiency propane heat
- 2 power doors

APARTMENT INFORMATION:

- RENT: \$1,000.00/month
- Oil heating
- Septic – holding tank
- South garage door is power
- fridge belongs to tenant (exclude)
- 3pc bathroom

INCLUSIONS/EXCLUSIONS

INCLUSIONS:

- Surround sound speakers with projector and retractable screen (in basement)
- 2 BBQ's and 1 patio heater
- All window coverings except what is excluded
- All appliances except what is excluded

EXCLUSIONS:

- Chandelier in master bedroom
- Drapery in dining room, living room and master bedroom
- Large refrigerator in apartment (belongs to tenant)

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