

PROPERTY: 3635 BOUVIER ROAD

SEPTEMBER 11, 2019



ADDITIONAL INFORMATION

PREPARED BY: BRUCE BROWN, BROKER

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This information has not all been substantiated with documentary evidence. It is believed to be accurate but is not warranted. Buyer is advised to perform his own diligence.

UPDATES & FEATURES

- ❖ Septic tank emptied 2018/09/04
- ❖ Septic system dates to 1969. Sellers have had no problems with the septic system, but it is what it is, and the home is priced based on having an old septic system.
- ❖ Roof 2019.
- ❖ Second floor windows and mud room windows replaced since 2016.
- ❖ Sump pump 2014.
- ❖ Vinyl flooring in basement and complete basement reno since 2014.
- ❖ Mudroom and main floor bathroom tile floor 2019.
- ❖ Kitchen backsplash 2019.
- ❖ Kitchen and bathroom counters (quartz) 2019.
- ❖ Kitchen and bathroom faucets 2019.
- ❖ Wet bar counter and faucet 2019.
- ❖ Interlock pathways and steps all rebuilt 2019.
- ❖ Wood stove original paperwork including installation and municipal safety approval on file. (No current WETT certificate.)
- ❖ Complete second floor bathroom renovation 2018.
- ❖ 200-amp electrical service.
- ❖ Drilled well 65 feet deep, original paperwork on file. Water tests fine, sellers have used it since 2014 with no issues. No treatment required.
- ❖ Additional historic surface well can be used as a supplemental source if desired – perhaps for gardening or other utility. Nice feature but consider it as-is. Water quality unknown.
- ❖ Most light fixtures replaced since 2014; main kitchen light excepted.
- ❖ Blown insulation.
- ❖ Natural gas service on the street, for future conversion if desired. (Buyer to confirm.)
- ❖ Single detached garage plus large workshop space.
- ❖ Garage door opener.
- ❖ Woodshed.
- ❖ Lean-to driveshed attached to garage.
- ❖ Fire pit.
- ❖ Water post in yard near fire pit.
- ❖ Electrical post near fire pit - disconnect switch in woodshed.
- ❖ Tiny creek in small ravine along rear property line: never see water but nice sound of babbling brook sometimes.
- ❖ Trees lining South and North sides of property are on the property reportedly (we do not have a survey to guarantee this).
- ❖ Small metal shed.
- ❖ Riding mower (as is) included (does work but isn't great) + second riding mower included for parts.

EXPENSES

- Property Taxes: \$3,783.56 for 2019

- 2018 total hydro billing: \$2,196.45

INCLUDED IN THE SALE

- ❖ Fridge & stove - 5 years old.
- ❖ Dishwasher - 1 year old.
- ❖ Old hood fan.
- ❖ Clothes washer – age unknown.
- ❖ Clothes dryer - 4 years old.
- ❖ Wall-mounted air conditioner – age unknown.
- ❖ HRV (air exchanger) – air & condition unknown but sellers do use it regularly.
- ❖ Framed house plans (found in basement ceiling) hanging on wall in Recreation Room.
- ❖ Hot water tank.
- ❖ Materials to build fourth garden box. Designed for riding mower to fit between boxes.
- ❖ No rental equipment.

EXCLUDED FROM THE SALE

- ❖ Small pergola (wedding décor).