

PROPERTY: 1191 CALABOGIE ROAD

AUGUST 27, 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.*

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### FEATURES & SPECIFICATIONS

- Fibe access is available.
- No opener.
- Principal heat source: high efficiency propane boiler.
- Radiant heating throughout the slab.
  - Garage slab heated – separate zone.
- Small amount of glycol in the lines prevents freezing.
- Air conditioning provided by electric wall-mounted mini-system.
- Back up heat source: electric mini-system.
- Barn-style trusses deployed in garage construction provide elevated ceiling height.
- Wired for door bell. - Installed.
- Two bed / opposite ends.
- No water treatment / slightly hard, no softener.
- Drilled well present prior to construction of the home in 2014.
  - No water treatment required.
  - Water is slightly hard; seller preferred not softening it.
- Gas (propane) BBQ hook up.
- All custom kitchen cabinets.
- New septic system installed for the home in 2014.
- Canxel siding.
- Deck about two years old.
- Two small old outbuildings appear to be in good condition.
- There's also an old outhouse.
- Ceiling insulated with batts on the slats and all spray-foamed.
- Batt insulation in the walls.
- Full ice & water shield. Architectural shingles.
- 200 amp electrical service.
- 240 available in garage for hoist or workshop.
- Panel has generator hookups.

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### EXPENSES

- Propane tank is rented from Stinson
- Annual propane cost approximately \$2,000 including tank rental
- Average monthly hydro cost from Hydro One approximately \$100 - \$125

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### INCLUDED IN THE SALE

- Lifebreath HRV
- Fridge
- Gas (Propane) Stove
- Microwave Hood-Fan

- Dishwasher
- Washer
- Dryer
- Central Vacuum