

PROPERTY: 794 KINGS CREEK ROAD

SEPTEMBER 5, 2022



## ADDITIONAL INFORMATION

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. Buyers are advised to perform their own diligence.*

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### INCLUDED IN THE SALE

- Refrigerator
- Stove
- Over-The-Range Microwave Oven
- Dishwasher
- Clothes Washer & Dryer
- Freezer
- Hot Water Tank
- Water Treatment Equipment
- Two Garage Door Openers
- All Light Fixtures & Ceiling Fans
- Gas generator – bring on the (seemingly more inevitable than ever these days) extended power outages.

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### THE LAND

- Zoned RU (Rural) [Click to read / download the Beckwith Township Official Plan](#)
- 24 Acres of Beautiful Woodland
  - Seller has owned the property for 30 years. By his telling, the property is 23 acres.
  - MPAC records state the property is 24 acres.
  - The realtor's view of the land registry indicates 19.5 acres with a "low" accuracy rating.
- A large, fenced yard with gated access to the woods and to the garage compound are perfect for dogs or other pets or animals.

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### THE HOME

- Gorgeous chalet styling featuring vaulted ceilings in several key rooms:
  - Family room: 18' 4" high vaulted ceiling with impressive stone fireplace (converted to propane).
  - Second floor bedroom with balcony, currently used as office: 12' 11" vaulted ceiling.
  - Second floor third bedroom: 13' 3" vaulted ceiling.
- French doors lead to a true master bedroom retreat including:
  - Main sleeping area with beautiful windows is approximately 23 by 14 feet
  - Dressing area with two double closets is about 14 by 11
  - Spa bath with two pedestal sinks is about 14 x9
  - Two piece privacy unit with toilet & stand-up shower is 9' 5" x 2' 9"
- Front half of the basement, accessed from the foyer, is only partially below grade and includes:
  - A sprawling fourth bedroom (18' 10" x 12' 10") – two large windows brighten it like a main floor room.
  - A two-piece ensuite bath.
  - A separate room that would make an excellent media room, den, or gym.

- Secluded recreation room with wood-burning fireplace. Seller believes this fireplace is in working order; however, he hasn't used it in years. Buyers should be diligent.
- Main floor laundry. Have fun during your showing: can you find the laundry chute?
- Highly functional galley kitchen with granite counters located in the hub of the home between the living room, family room and dining room. There's also an awesome pantry.
- Oversized double garage with additional out-building space:
  - Work room previously used as a dog kennel could be a workshop, hobby room or support many types of home-based business.
  - Upper loft could make the perfect art or music studio, bunk house, additional hobby or business space.

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## OPERATING COSTS

- Property taxes for 2022 – \$4,740 (Beckwith Township)
- Hydro (Hydro One) total from 2021 – \$3,500
- Propane Supplied by P38 Energy – typical annual costs not available.
- Propane Tank Rental – \$67.80 / year