

PROPERTY: 1015 MCVEIGH LANE
SEPTEMBER 10, 2024



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.

INCLUDED IN THE SALE

Note: appliances are all working but most are older; all are included “as-is, where-is” with no warranty.

- Refrigerator
- Stove
- Hood fan
- Clothes washer & dryer
- Refrigerator and chest freezer in basement
- Wood-fired cook stove
- Ornamental propane stove
- Water softener
- Sauna on deck
- Briggs and Stratton propane-fueled generator
- Workbenches, shelving and cabinets in all out-buildings
- Two central-vac systems, one for the original home and one for the addition

FEATURES

- Approximately 93 feet of waterfront on Silver Lake
- Original log home built in approximately 1860
- Impressive chalet-style post and beam addition built in 2010
- Total living area approximately 2,732 square feet
- Propane-fueled generator automatically engages and disengages
- 200 amp electrical service
- microFIT system (estimated residual value +/- \$60,000)
 - Seller’s contract terminates October 1, 2030
 - Statement showing payment from Hydro One for July 3 – August 14 included below. On average you’ll earn \$1,000/month for doing nothing – pay down your mortgage faster or pocket the income if you’re mortgage-free.

MICROFIT SOLAR INSTALLATION

Purchasing a property with solar panels and an active microFIT Contract can be an opportunity to participate in the benefits of solar energy. As the microFIT Program administrator and contract counterparty, the IESO does not unilaterally assign microFIT Contracts or compel Contract holders to assign their microFIT Contracts. The microFIT Contract Assignment process requires the direct participation of both Assignor and Assignee and is conducted entirely online through the IESO’s Contract management tool, Beacon.

<https://www.ieso.ca/Get-Involved/microfit/Overview>

- Superb array of out-buildings:
 - Workshop
 - Gardening and Woodshed

- Log Building
- Log Workshop
- Small Log Building
- Two-Storey Barn
- Charming Bunkie with Loft, at the waterfront

OPERATING INCOME & EXPENSES, SERVICES

- Property taxes:
 - For ARN 103908002018700 - \$3,848.48 for 2024
 - For ARN 103908002022610 – \$214.07 for 2024
- Hydro – three-month average: \$350.83
- Propane – six-month average: \$681.41 (Levac Propane)
- Hot water tank rental - \$57 every three months (Reliance Union)
- microFIT solar income approximately \$1,000/month
- Sellers currently subscribe to storm Internet - <https://storm.ca>
- Cottager’s association fee of \$200 annually covers road maintenance, sanding, snow plowing, grading of the road (McVeigh Lane)

UPDATES, IMPROVEMENTS, AGE OF SYSTEMS

- Drilled Well 2003
- Forced Air Propane Furnace approximately 3 years old
- Geothermal Heat Pump approximately 9 years old
- Propane boiler for radiant in-floor heating in addition, 2010
- Central Air Conditioner approximately 21 years old (budget for replacement)
- Briggs and Stratton Generator 2020
- Original septic system in good working order to the best of the seller’s knowledge and belief. Was most recently surveyed by the Township approximately 3 years ago.

LAND

The property comprises two separately assessed parcels – the information below is as reflected in Teranet land registry software and can be subject to errors & omissions:

- ARN 103908002018700
 - 40.14 acres
 - Frontage 93.54 feet on Silver Lake
 - Property code 261, “Farm”
- ARN 103908002022610
 - 2.04 acres
 - Frontage 345.85 feet along Zealand Road
 - Property code 100, “Residential land not on water”

It may be possible to sever the smaller parcel for development of a single-family residence. Interested buyers should investigate possibilities with the Township of Central Frontenac.

RIGHT OF WAY

A cluster of approximately 20 waterfront cottages on Silver Lake each have a right of way over McVeigh Lane to access their properties.

MANAGED FOREST

The seller maintains a Managed Forest Plan for the property, authored by New Leaf Forest Services. The seller planted 8,000 trees over 38.34 acres of the property, comprising the managed forest area.

If new owners wish to participate in MFTIP and have no break in the tax status, they have 90 days from date of transfer to contact an MFPA and submit their own plan. If they miss that window they will revert to residential tax status. The savings are not substantial and there are costs associated with creation and maintenance of the plan.

New owners can re-enter MFTIP by the next new plan due date which falls on June 30th each year with tax reduction starting the next Jan 1st.

SUPPORTING DOCUMENTATION ON FILE


AVAILABLE ELECTRONICALLY UPON REQUEST

- Managed Forest Plan (2024)
- Tree Map
- Outbuilding map (rough hand drawing)
- Pre-listing home inspection report (2024)
- Invoice for Kitec plumbing replacement (resolving the issue flagged in the home inspection)
- NUI Verification Services inspection report (2010)

AVAILABLE FOR REVIEW ON SITE SUBSEQUENT TO AN OFFER TO PURCHASE

- Survey of the property inclusive of both parcels noted above plus 14 acres that the sellers previously severed.
- Survey of the 14-acre parcel severed from the property in 2022. (Teranet indicates this parcel is 15.059 acres)
- Well drilling invoice (2003)

SEPTEMBER 2024 MICOFIT SOLAR INCOME STATEMENT



Customer Name: MR. PETER JOSEPH PHILIP MCMAHON
MRS. ROSANNE MOSES

Statement Date: August 30, 2024

Hydro One Account Number: 280001890557

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 **Point of Delivery:** 11292431 **IESO Contract:** FIT-MXDGRCZ
Service Address: 1015 MCVEIGH LANE **Bill Cycle:** 17

This is your Generation Settlement Statement for the period July 3, 2024 to August 14, 2024

Total amount to be paid on September 5, 2024 **\$1,587.75**

Your contract type is: MicroFIT

Electricity we received from you in this payment period	
We read your meter J3451331 on August 14, 2024	013175.0000
We read your meter on July 03, 2024	-011415.0000
Difference in meter readings	001760.0000
Metered electricity we received in kilowatt-hours (1,760.0000 x 1) = 1,760.0000 kWh	

How we calculated your statement

Payment for contract electricity we received(1)	1,760.0000 kWh @ \$0.8020	\$1,411.52 T
Monthly Service Charges		(\$6.43) T
Total for electricity we received in this payment period		\$1,405.09 T
Total payment - taxable		\$1,405.09
HST Generation: (80490 3060 RT0001)		\$183.50
HST Monthly Service Charges: (87086-5821-RT0001)		(\$0.84)
Total amount to be paid on September 5, 2024		\$1,587.75

Notes:

T = Taxable, N = Non-Taxable line item

(1) Includes only electricity produced up to the Independent Electricity System Operator contract capacity, if applicable