

PROPERTY ADDRESS - MODEL NAME - ELEVATION

HOME DETAILS

ITEM	YEAR	NOTES:
HOME WAS BUILT	1890	From GeoWarehouse
AIR CONDITIONER	None	
AIR EXCHANGER /HRV		
WINDOWS	New 2024	Winter 2024
ROOF	Front of the building 2025	Summer 2025
FURNACE		

Fees & Utility Costs

UTILITY	YEARLY COST	PROVIDER
PROPERTY TAXES	\$3004 - 2024	Blue Mountains Municipality
INSURANCE PREMIUM	N/A	
GAS	See below	Enbridge
HYDRO	See below	Hydro One
WATER/SEWER	Well/Septic	Septic pumped 2023
INTERNET/CABLE	Fibe	Bell
WATER - LAWN SPRINKLER	N/A	
GARAGE DOOR OPENER	N/A	

APPLIANCES /EQUIP/RENTAL

APPLIANCES /EQUIP/RENTAL	MAKE/MODEL	YEAR/NOTES
REFRIGERATOR	KitchenAid	KRFF382ESS01
DISHWASHER	Frigidaire	FGID2474QF4B
STOVE/OVEN	GE - Gas	JCGSS86SP2SS
COOK TOP	N/A	
MICROWAVE	N/A	
WASHER		
DRYER		
WATER HEATER		
RENTAL EQUIPMENT (Other)		
SECURITY SYSTEM	N/A	
WATER UV FILTER	Rainfresh R830 UV whole home water filtration system	
WATER SOFTENER		
OTHER:		

Other Notable Finishes/Details:

EXTERIOR

New Deck with flower boxes Summer 2025, New shingles front of the house Spring 2025, Hot Tub 2021, New Gravel and Grade driveway 2024.

INTERIOR

New water pump 2023, New windows 2024, Nest Thermostat, Top of the line UV water filtration System Rainfresh R830
Rough estimate of monthly costs for Gas : \$100/month in spring and \$220/month winter
Hydro : \$125/month Spring and \$200/month winter

KITCHEN/BATH

New fully renovated Kitchen 2021, New Stove 2023

Favourite Features of the property :

- Sitting out on back deck having a bonfire
- Birds singing in the large mature trees
- Clendenen Conservation for hikes and forest dog walks (watching the salmon run in the fall)
- Starry night sky viewed from bed through skylight
- Awesome entertaining house - layout, large deck, open kitchen
- Snug - wood burning fire, super cozy for games, reading and chats
- Long dinners in that dining room - super cozy
- Super quick bop into Thornbury for dinner at Bruce or coffee at Good Grief Coffee Roasters, yet feel like you're in the middle of the country surrounded by orchards
- Neighbouring to craft cideries to bike to - Grey and Gold, Spy Beaver River!

Community Features:

- Clendenen Conservation Area
- Numerous Art Galleries and studios
- The Beaver River
- Marsh Street Centre
- Scenic Hiking Trails
- Unique Stores
- Farmer Pantry and Petting farm
- Thornbury Restaurants and Bars
- Thornbury Harbour
- Thornbury Wineries and Cideries
- Loree Forest Hiking trails

******Please note that these features are provided to you as a guide to the home for information purposes only. Information is as provided by the Seller, Errors & Omissions excepted, all opportunity has been taken to provide correct information, no liability shall be assumed by the listing Agent(s) or the Brokerage herein. This guide is not intended to be used as a Schedule attached to an offer.**

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