Noteworthy Features of 2398 Old Perth Road

Built in 1990
Slab on grade construction
2.38 acre lot - sketch available
Septic documentation available
Well record available
Irregular lot
Oversized 2-car garage with overhead storage and covered breezeway to home
Screened gazebo with hydro
Former sugar shack (equipment has been removed) now serves as storage
Newer flooring on lower level, extra material available if Buyer wants to do bathroom floor
Newer flooring, mixed species hardwood, in living/dining
Bright home with plenty of natural light
Cozy gas fireplace with stacked stone façade (2017)
Large, bright kitchen with eating area, island, plenty of built-ins, pull-outs and fabulous pantry
Hot water on demand tap – perfect for tea drinkers!
3 season sunroom with Weatherwall system
Glass panels on Trex deck ensure unobstructed views
Plenty of built-ins in den off kitchen
Plenty of built-ins in primary bedroom plus walk-in closet and 5 piece ensuite
Septic tank pumped in 2020
Roof & skylights (2013) 30 year shingles
Skylights resealed (2016)
Air to air heat pump (2016) – heating and cooling – one bill no noisy air conditioning unit, serviced regularly
Furnace – back up electric serviced regularly
Propane fireplace (2017) serviced regularly
Pressure tank (2017)
200 amp service, copper, wired for generator
Windows – upper level thermal panes replaced (2017) except for den
Windows – (2021) new kitchen bay window and 2 lower level bedrooms
Property has buried invisible dog fencing

Property taxes:

$4,393 (2021)

Utilities:

Approximately $2,500 hydro with Hydro One (note no separate fuel bill due to heat pump)
Approximately $350 per annum for propane (fireplace)

Inclusions:

Fridge
Wall oven (2020)
Cooktop (in as is condition)
Dishwasher
Microwave (2020)
Washer (2020)
Dryer (2020)
Freezer on lower level (2020)
Hot water tank
Central Vac and attachments
Irrigation system in "as is" condition

Exclusions:

Back up generator

Rental Items:

2 propane tanks through Levac at $160 per annum for both

Internet Service Provider:

Xplornet