

## Property Features

- ❖ *2982 sqft 3 Beds updated Bungalow + 2878 sqft fully finished basement with 3 additional beds, 2 car garage and 8-car driveway that sits on 14 acres-remote and serene setting. Over \$750k in upgrades in recent years. Just 5-10 minutes to all urban conveniences- grocery, banks, schools, movies, restaurants. 6 minutes to Hwy 401, 10 minutes to Hwy 407 and 10 minutes to Glen Eden Ski Hill, Chudleigh's Apple Farm*
- ❖ *3 in 1 out-building includes 2 stables, Heated Workshop with oversized commercial grade garage door and metal roof with life time warranty (installed prior to 2012) & Guest House which includes one bedroom, living room, kitchen, bathroom (completed 2019); Biolan grey water filtration system; Envirolet toilet; all new kitchen appliances 2019 (oven/stove,fridge dishwasher, washer/dryer)*
- ❖ *16 Mile Creek runs through property (conservation)*
- ❖ *Pond with fish, skating rink in winter*
- ❖ *Invisible fence perimeter for pets ([invisiblefence.com](http://invisiblefence.com))*
- ❖ *Fire pit with seating for 1-12 for bonfires*
- ❖ *3 horse paddocks plus farmable area (not currently farmed)*
- ❖ *Apple orchard with 6 varieties of apples*
- ❖ *Large pesticide-free Vegetable garden*
- ❖ *Resident blue heron, 3 wild turkey families and a muskrat family, bird nests galore-including blue jay, barn swallows, robins, chickadees and more*
- ❖ *ATV trails through forest, across creek and into the back paddock with ramps*
- ❖ *Backyard: Renos 2015*
- ❖ *Gas fire pit table*
- ❖ *Gas BBQ line*
- ❖ *Cabana with electrical supply and surround audio system*
- ❖ *Salt water Pool with Waterfall feature*
- ❖ *Pool glass media bead filtration system 2020 (\$2000) makes pumps last longer*

## Home Features

- ❖ *Modern lighting fixtures throughout, modern doors, large windows, recessed lights, glass railings, barn door*
- ❖ *New Pella windows 2019 (except 3 fixed windows)*
- ❖ *Metal roof with lifetime warranty*
- ❖ *Hardwood floors*
- ❖ *Lower level In floor radiant heating throughout*
- ❖ *Water purification system with water softener, reverse osmosis, UV light and re-alkalization-UV Max Viqua system 2014*
- ❖ *Garberator (Insinkertor brand)*
- ❖ *3500 gallon cistern for municipal water delivery (Vern's water) and well (simple to switch between the two systems)-tested by flow water solutions 2013 at 6gallon/min*
- ❖ *UVC filter (2020-Sanuvox UV Biowall Quattro) and HEPA filter in furnace (both hospital grade)-kills viruses, bacteria's and good for allergies*
- ❖ *Furnace Jan 2015 York LX series*
- ❖ *EMP surge protector on house (military grade)- electromagnetic pulsation-lightning, solar flare, attack*
- ❖ *Gas fireplace and large wood burning fireplace (last WET inspection 2013-Chimney Swift Ltd)*
- ❖ *Alarm system ADT*
- ❖ *Central AC Ameristar ( 2014)*
- ❖ *Gas stove/oven GE 2012*
- ❖ *LG dishwasher 2015*
- ❖ *Samsung fridge/freezer with water dispenser hooked up to RO system*
- ❖ *Gas washer/dryer Whirlpool 2018*
- ❖ *Therapeutic UVB 311nm wavelength medical phototherapy panel (2020 SolarRx E-series-\$1500)*
- ❖ *2 hot water tanks- one for radiant heating owned and second rented Reliance*

## Main Floor - 2982 sqft.

- ❖ *Updated Kitchen (2020) with lots of windows, gorgeous white Oak cabinetry with rich granite counters, mosaic stone-tile backsplash, breakfast bar, oversized pantries and Butler's Serverly with built-in cabinetry and wine shelf, Stainless Steel Appliances and, modern pendant lights and recessed lights*
- ❖ *Breakfast area with walk-out to 640 sqft wrap-around deck*
- ❖ *Family room with beadboard cathedral ceiling, rich wooden beam, hardwood floor harvested from trees on property, private office nook and wood burning fireplace with stone surround*
- ❖ *Dining room with large windows and scenic view, modern hanging light and wood floors*
- ❖ *Mudroom with double storage cabinetry and bench*
- ❖ *4 piece powder room*
- ❖ *2 stairways to the basement with Hollywood stairs and stone wall feature*
- ❖ *Master bedroom with double door entry, walk-in closet featuring live edge shelving, built UV Phototherapy lamp and unique metal accents, walkout to deck, wood floors, 5 piece spa-like bathroom with sleek double vessel sink vanity, glass enclosed shower and modern square soaker tub*
- ❖ *2 additional well appointed bedrooms with walk-in closets and awning windows with Clearview screens*
- ❖ *Additional 3 piece bathroom with glass surround shower*



## Basement - 2878 sqft.

- ❖ *Fully finished basement walkout to fenced patio and pool oasis*
- ❖ *3 bedrooms*
- ❖ *Recreation Room*
- ❖ *Billiards Room, Exercise/Massage Room*
- ❖ *Office*
- ❖ *Laundry and 3 piece bathroom*
- ❖ *In floor radiant heating throughout*
- ❖ *Large 150 gallon quadruple-sided freshwater fish tank with direct water feed and automatic feeder*
- ❖ *Glossy laminate-wood wide plank floors*
- ❖ *70 inch Samsung Smart TV and Bose surround sound system, theatre seating and fireplace*
- ❖ *Grass cloth wallpaper in bedroom*
- ❖ *Barnwood on stair walls*
- ❖ *Recessed lights throughout*