

**4 Level Side Split Country Home:** Warm and inviting 3+1 Bedroom - Nestled on a well manicured, well treed and private 1+ acre lot. Only minutes to Arrowhead Provincial Park and downtown Huntsville. Upgraded kitchen with adjacent separate dining room with patio doors which lead to a large 10` x 16` deck overlooking gardens and wood lot. Also, a large living room with main entrance foyer. Has laminate and linoleum flooring throughout. Fully finished rec/family room with walk out patio doors. The fully insulated and dry walled basement features a work shop area with loads of storage shelving and a (Wett certified 2017) Wood stove with heat shields and a 3 cord wood crib. Home is very well maintained, and in move in condition.

Age: Built 1987/1988.

Lot size: 200` x 219` (1.1 Acres.) approximate

Property Taxes: \$1,997.57 For Year 2022.

Land Features: Very private, well treed property with beautiful perennial gardens, lots of parking for 4-5 vehicles and loads of parking for recreational toys as well. Fire pit area with benches and a fire wood crib. Also, a 8`ft x 10`ft Garden shed, a 8`ft x 10`ft Metal shed, a 2nd 8`ft x 10`ft garden shed and a 8`ft x 10`ft fire wood shed. - 12`ft x 20`ft Portable car shelter. and a 12 ft x 20 ft portable storage shelter. Property has a fire pit area with benches and a fire wood crib as well. Many beautiful perennial gardens and 2 - 12`ft x 20`ft Vegetable Garden Plots

Heating: W.E.T.T. Certified wood stove (2017), with heat shields and 8 inch stainless steel insulated chimney. Electric baseboard heaters throughout as well. Winter fire wood use is approx -10 - 12 cords. Average hydro costs \$95.00 monthly in 2022.

Water: 6 inch drilled well, clean water supply. Recent well upgrade, completed by Hammond's Well Drilling. New 3/4 hp deep well submersible pump, pressure tank and "T" connection, and control switch. Ministry of the Environment Water Well Report provided.

Septic: Inspected and pumped in May of 2017 / and , pumped and visual inspected in July 2021. Also, included is the Ministry of the Environment Septic Use Permit/Septic Report.

Exterior: New vinyl siding 2018. New 5 inch seamless aluminum eaves trough and downspouts 2017 . Has some newer thermal windows. Gravel driveway. Poured concrete ramp from driveway to ground floor patio doors. Roof has new asphalt shingles 2021.

Basement: Block foundation with poured concrete floor. Walls are insulated and dry walled. Work shop and loads of storage shelving, 8 ft ceilings.

Extra Features: Updated Oak kitchen cabinets and countertop, updated 4 piece main bathroom and updated master bdrm 2 piece ensuite, attic is well insulated and vented. Newer July 2020, (owned) Hot water tank. High speed fibre optic network (Lakeland) , economical hydro, located on a school bus route, weekly recycle and garbage pickup and mail services to house. Located on a well maintained Town of Huntsville paved road.

Electrical: 200 amp breaker box, well labeled, has all copper wiring.

Plumbing : All copper supply lines and abs drains throughout.

Polaris: Property location / Survey on hand.