

13235 CALEDON KING TOWNLIN SOUTH

Apartment brand new flooring with 5" hand scraped oak

New vanity and new baseboards

Brand new heating unit

Brand new Electrolux central vacuum systems

Garage all brand new drywall same time

Front of house is going to be brand new stucco face

Quanson hut/ workshop

- ✓ is 30ftx50ft 1500sq ft with 3 dog kennel (in and out fenced)
- ✓ Spray foam insulation R12
- ✓ Concrete floors newish
- ✓ Water added
- ✓ Propane radiant heater 35000 btu

House

- ✓ Brand new basement
- ✓ New furnace 2 year old
- ✓ New AC 2 year old
- ✓ Brand new water softener 2 months old
- ✓ Brand new dish washer and stove
- ✓ New light fixtures thru out
- ✓ Freshly painted thru out
- ✓ New taps on kitchen
- ✓ House has 4 wood burning fireplaces and I put glass doors on all of them.
- ✓ Roof is 35 year timberland shingles about 15 years old - Soffits all changed when roof done
- ✓ All upstairs hardwood is one year old with 5" hand scraped maple
- ✓ Salt and pepper colour
- ✓ Septic tank recently cleaned out fall of 2019
- ✓ 3" California shutters thru out first and second floor
- ✓ Washer and dryer 3 years old
- ✓ Brand new led pot lights thru out entire house
- ✓ 2 - 3 season solariums
- ✓ Stamped concrete around house is 2 season new
- ✓ 3 car garage
- ✓ Centre is tandem
- ✓ House is 400 amp
- ✓ 12.3 acres

- ✓ 10 acres forested and Pond ** Cold creek river which comes from cold creek lake, runs next to property and has speckled trout!
- ✓ Property is 280 x 2000 ft
- ✓ Taxes are only 6000 year because of the managed Forest plan, which was just renewed and effective this July 2020 for ten additional years. And also not much maintenance since it's a mature forest but need to make sure pathway open and clear dead trees! This is a saving of 75 % of taxes!
- ✓ Main living room has wood burning inserts stove!