

795224 Blue Mountain/Clearview Town Line

Upgrades & Features:

- House - Exterior painted May 2022
- New roof (Color - Estate Grey) May 2022, warranty fully transferrable
- Ultraviolet Light Water Treatment system. Serviced annually, last done: April 2022
- Water Management System serviced and updated May 2022
- WETT certified June 2022 including chimney cleaned.
- New microwave (2021) is a microwave/convection oven
- Electric Vehicle (EV) L2 AC 40A charging station (December 2019)
- Cistern and Dug Well water (Tested May/22 and cleared by Public Health, reports available)
- Septic System inspected and certified May 2022, Certificate and report available, Septic system pumped out every 5 years, most recent May 2022
- Managed Forest Plan (January 1, 2020 – December 31, 2039) 3500 native trees planted in May 2019, receives reduction on property taxes; managed forest to be maintained as per Managed Forest Plan documentation through the NVCA; Covers 16 acres of the property and is transferrable.
- Very reasonable electricity costs due to ground sourced heat pump (Geothermal) HVAC. Electricity approx. \$2,600 Annually (Average of last 2 years)
- 200 Amp Electrical Panel
- Fire Pit Area
- Grading gravel portion of Driveway – 2022
- Asphalt resurfacing at top of Driveway – 2022

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- Internet provider is Maximum ISP. Owner is on a plan that provided symmetrical 7+ down and 7+ up with unlimited data. There are several plans to choose from
- A neighbour/farmer plows the driveway. The cost for 2021/22 was approx. \$1,000-\$1,200.
- Garbage pickup is every Wednesday for garbage/recycle/compost.
- Current ground sourced water furnace/heat pump was installed about 2008 and the ground loops/piping were replaced in 2015. The system needs minimal maintenance.