

UPDATES & IMPROVEMENTS

- Current owner had the expansion tank on boiler replaced and the front porch re-painted.
- Previous owners completed the following:
 - New roof shingling and flat room above front porch (2020)
 - Full exterior painting (2019)
 - New metal fencing surrounding property (2015)
 - Perennial flower gardens in backyard (2015-2019)
 - Repainting and shingling of outside shed (2020)
 - Full interior repainting (2015-2020)
 - All wood floors (except kitchen and mudroom) refinished and stained (2015)
 - Interior window shutters added (2015)
 - Custom pillows & cushions added to front window sitting area in living room (2015)
 - Antique wall sconces installed in living room (from 1910's New Jersey factory)
 - Main floor bathroom/laundry remodelled, including radiant floor heating (2015)
 - New fridge (2019), stove (2014), washer (2014) and dryer (2014)
 - New carpeting on stairs to second floor (2015)
 - Built in storage cupboards in 2nd floor bathroom (2015)
- Upstairs bathroom remodelled and house re-wired with new electrical panel (between 2000-2010)
- ****Above information provided by current owner in email received March 15, 2024**



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OPERATING EXPENSES

Enbridge March 2022 to September 2023

03/23/2022	\$319.54
04/22/2022	\$281.01
05/24/2022	\$176.84
06/22/2022	\$114.62
07/22/2022	\$119.26
08/24/2022	\$84.99
09/23/2022	\$122.32
10/24/2022	\$113.68
11/22/2022	\$255.35
12/21/2022	\$365.44
01/24/2023	\$407.06
02/22/2023	\$203.58
03/23/2023	\$409.42
04/24/2023	\$186.45

Epcor March 2022 to December 2023

01/19/2022	\$249.17
02/17/2022	\$247.25
03/17/2022	\$293.60
04/19/2022	\$275.88
05/18/2022	\$236.51
06/17/2022	\$229.98
07/19/2022	\$216.33
08/17/2022	\$216.71
09/19/2022	\$211.76
10/17/2022	\$209.56

All information provided by owner March 23, 2024. Study purposes only.



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OPERATING EXPENSES

Epcor March 2022 to December 2022 (con't)

11/17/2022	\$242.19
12/19/2022	\$235.41

Epcor January 2023 to August 2023

01/18/2023	\$138.09
02/15/2023	\$123.35
03/17/2023	\$124.39
04/18/2023	\$124.09
05/16/2023	\$123.00
06/19/2023	\$139.25
07/18/2023	\$115.48
08/30/2023	\$200.47

*Enbridge and Epcor bills are for the past 24 months excluding the time that there were renters in the property who paid their own utilities.

*The Epcor bills included ~30-35\$ charge for the water heater as well.

As the house is in the Heritage District, you can get up to 20% of your taxes refunded.

<https://www.collingwood.ca/town-services/documents/heritage-tax-refund-program-guidelines-and-application>

Also if you need to do any exterior work, the town will cover one-half of the work, up to \$3,000\$ from the Heritage Grant Program.

<https://www.collingwood.ca/node/494>

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