
Upgraded Country Retreat with Modern Comforts

Extensively renovated and meticulously maintained – move-in ready!

Notable Upgrades & Improvements (*Provided by Seller – July 16, 2025*)

- **2009**
 - New 2-speed well pump & complete water system incl. reverse osmosis
 - New 800-gallon septic tank & septic bed
 - Installed 10KW Generac Generator + new 200-amp electrical panel, power surge protected
- **2010**
 - Addition completed: sunroom with in-floor heat, spacious main bedroom with ensuite (in-floor heating)
 - Installed Miele stackable washer & dryer
- **2015**
 - Kitchen redesign with quartz countertops & custom cabinets
 - New Bosch dishwasher, KitchenAid range, Fisher & Paykel fridge
 - New gravel driveway with drainage
- **2018–2019**
 - Replaced windows (entrance, kitchen, sitting room, upper bedroom)
 - New front & back entrance doors
- **2022–2024**
 - New roof with shingles (2022)
 - New patio doors (main bedroom & sitting room) – 2023
 - New Napoleon propane fireplace (40,000 BTU) – under warranty (2024)

Exterior Features

- Beautifully landscaped rockery gardens with stone steps & sitting area
 - Large shed for garden tools + attached carport
 - Wrap-around deck with awnings
 - Stone patio and BBQ area off sitting room

- Expansive grounds with fields, mature trees & natural small walking paths
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Interior Features

- RSF Topaz wood-burning fireplace with air blower
 - Ceiling fans in every room
 - Sunroom & main ensuite with in-floor heating
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Rental Items & Services

- **Propane Tank (2,000L):** Avenir Flesherton
- **Hot Water Tank:** Reliance (March 2018)
 - **Internet/TV/Wi-Fi:** Eastlink

Note: Rogers Fiber Optic available at lot line (box installed)

Annual Maintenance History

- **Septic System:** Pumped Oct 2021
- **Water System:** Serviced March 2025
 - **Generator:** Serviced Oct 2024
- **Fireplace (WETT Inspection)** Cleaned & Inspected July 2025 (Invoices available)
 - **Chimney:** Swept July 2025 (Invoices available)