MORE INFO CURTESY OF THE OWNERS:

Our home was built by the Vlasveldt family as their personal home under an 'Owner-builder' declaration with occupancy given in 2009

Hydro – average monthly for 2020 was 168.00
Fortis – average monthly for 2020 was 110.67

Samsung Fridge is 2 years old. French doors with bottom freezer and extra snack drawer.
Samsung Gas Range – 5 burner with a convection oven and warming drawer was purchased September 2020 and is fantastic!
Samsung Dishwasher is also new – September 2020. We have extended warranty on both the dishwasher and range - which we can transfer to new owner (I talked to the Brick today). We are having an issue with the dishwasher but thankfully the warranty includes replacement if need be.

Air conditioner/heat pump system
Honeywell smart thermostat that we control through our phones and is set up to change temps at different times of day.
Rinnai hot water on demand system new in 2020
Air purification system
The basement is also plumbed to put a kitchen in – there are pipes coming from the mechanical room through one of the walls. They could be cut off or a kitchen plumbed in. Separate entrance – easily suitable.

New sump pump installed in the basement in 2016

Septic system pumped in July 2020

With addition of a new gate this next week, the property will be fully fenced. – March 2021

Our Telus security system cannot be transfer to the next owner, so we will take the components with us as required by Telus. The rough in will remain.

E.&O.E. The information contained herein is assumed to be correct but is not guaranteed by the Listing Agent or Publisher and should be verified.