

# 475 ANGLING ROAD – PROPERTY DETAILS

## INCLUSIONS, EXCLUSIONS, ETC.

### INCLUSIONS

- White Fridge, White Built-in Dishwasher, Stainless Steel Gas Stove, Stainless Steel Microwave
- Washer & Dryer
- All Electric Light Fixtures, Drapery Hardware and Window Blinds
- UV Water Treatment System, Sump Pump, Hot Tub (4 years old)

### EXCLUSIONS

- Curtains, Wood Stove & Chimney Stack in Garage, Fridge in Garage

### RENTAL ITEMS

- Hot Water Tank (Reliance)
- ~\$90 quarterly

### UTILITY PROVIDERS

- Hydro One, Union Gas, Explornet, but Rogers 5G and Bell are options

### 2021 TAXES

- \$2646.88

### YEAR BUILT

- 1875

### ELECTRICAL

- 100 amp Breaker Panel, Wiring updated in 2015

### PLUMBING

- Updated in 2015

### WATER AND WASTE

- Well depth - 37' (20' dug and additionally drilled a further 17') 12 GPM output and also have cistern
- New Well Line & Pump To Be Installed Prior to Completion
- Septic Tank Pumped and Inspected in 2021

### PROPERTY IMPROVEMENT LIST

- House Roof 2016
- Garage Roof 2021 (Garage roof patch/shingle prior to completion, following removal of wood stove & stack)
- Hot Tub 2018
- Kitchen including new soft close cabinetry, flooring, stainless steel microwave and gas stove 2016
- Bathroom 2021 including flooring, toilet, vanity, fixtures • tub and tub surround 2019
- Bedroom Floors 2016 • Living Room Floor 2019
- Carpet on the Stairs 2020
- Second Floor East Facing Bedroom Windows 2018
- Paint (walls and trim) 2021
- Sump Pump 2021 • Furnace Transformer, Board and Fan 2021
- Landscaping including Patio 2020
- Landscaping including mulch, shrubs, perennials annually over the last 7 years