

# 3400 County Road 3 - Property Information

## Property Taxes

- 2025 Property Tax amount \$6,189.74.

## Utility Costs (Past 12 Months)

- Hydro: \$1,045.55
- Propane: \$3,941.27

## Internet & Rentals

- Internet: N/A (Rogers and Bell available)
- Hot Water Heater: Owned (no rental)
- Propane Tank: Country Farm Centre – \$84.75/year

## Wood-Burning Appliances

- Installed: 2019
- WETT Certificate: Yes (specified on invoice)

## Age of Major Components

- Roof: 2019
- Windows: 2019
- Furnace: 2019
- A/C: 2019
- Hot Water Heater: 2019
- Electrical: 2019, breakers
- Plumbing: ABS, 2019

## Notable Improvements (2018–2019)

- Major renovations including: new floors, windows, electrical, insulation, kitchen, bathrooms, and 20×20 addition
- Two-level deck
- Garage updated with new floor, drywall, insulation, plus carport
- Crawlspace insulated, drywalled, sealed cement floor
- New furnace, water filter system, water tank, drilled well, and septic system
- Shore stairs with 2 platforms and retaining wall at rear of property

## Water & Septic

- Septic System: Installed 2019, location at back (tank) and front (bed), last pumped fall 2024
- Well: Drilled, 2019, 10 gpm flow rate, located at back of house