

Property Details:

- **2025 Property Taxes:** \$8,257.36 (last year: \$7,600; estimated increase: \$8,097)
- **Utilities (12-month average):**
 - Hydro: ~\$500/month (range: \$380 summer / \$650 winter)
 - Propane: ~\$300/month
 - Internet: Bell
- **Propane Tank:** Supplied by Tyendinaga, \$120/year rental
- **Wood-Burning Appliance:** Wood stove in basement
- **Gas Fireplace:** Located in upstairs living room
- **WETT Certificate:** Not available

Property Components:

- Roof: Unknown age
- Windows: 2003
- Hot Water Heater: 2023
- Electrical: Two 200-amp breaker panels (15 years old)
- Plumbing: Dug well with newer pump & pressure tank
- Sump Pump: Yes, with battery backup
- Septic System:
 - Installed in 2013
 - 9,000 litres
 - Located in backyard

- Last pumped: 2015
- Well: Dug, located at front of house (flow rate unknown)

Notable Improvements:

- Kitchen remodel (2023)
- Primary bathroom remodel (2023)
- New flooring throughout
- Basement bathroom remodel and drop ceiling
- Waterproofing with lifetime transferable warranty

Disclosures:

- No known issues not visible to prospective buyers
- No known boundary issues, easements, or encroachments
- No property survey available

Inclusions:

Fridge, Stove, Washer, Dryer, Over-the-Range Microwave, All Pool Equipment, Hot Water Tank, Garage Door Opener