

Brian Lafazanov – Sales Rep
 brian.lafazanov@c21.ca
 C: 647-333-2523
 www.brianlafazanov.com

Detailed Feature List
3076 Concession Road 5, Adjala

Summary:
www.3076Conc5.com

Peace, privacy and outdoor family adventure! Presenting a unique, family sized, country property. Beautiful, rare, 34 acre lot with everything you can ask for; hardwood forest, pond, trails, clearings, hills, valleys and ridges. The property is great for: hockey and staking on the pond; ski on the trails; hiking through the forest and activities in the flat open spaces. Next, the fantastic home; a 2,653sqft (per MPAC), all brick bungalow with walkout basement. Includes four bedroom (2 + 2), three baths, with spacious principle rooms and large windows throughout. Main floor also features; updated eatin kitchen with cherry cabinets and granite counters; large master suite with 6 piece ensuite and walkin closet; sunny office space with propane gas fireplace and hardwood floors throughout main floor. Basement features: full, finished, walkout basement with massive rec room, two more bedrooms and a full, four piece bathroom. Additionally, a large mudroom with 2nd laundry setup. The basement could make a great inlaw suite with the addition of a kitchen. Also included; two wood fireplace inserts and two propane fireplace, eight walkouts to balconies, deck and patios, nine closets and welcoming covered front porch. Available outdoors: ~40ft x 80ft coverall workshop; Scandinavian sauna house; circular driveway and plenty of parking; and two car builtin garage. Minutes to Hwy 50 & Hockley Valley. New, active managed forest plan in use for reduced taxes. Note a portion of the property in the Oak Ridges Moraine.

PROPERTY

- Rare, approximately 34.8 Acres, 687ft frontage x 2211ft deep
- Forested; hardwood bush and mixed forest
- Clearing around house
- Rolling forest terrain with hills, ridges and valleys
- Walking/ riding/ skiing trails
- Pond and wetland
- Minutes to Highway 50.
- Close proximity to Hockley Valley and Hockley Ski and Golf Resort

HOUSE

- ~2,653sq. ft. (per MPAC)
- Built 1976
- Walkout bungalow with full, finished basement
- All brick exterior

Ground Floor

- **KITCHEN – 22” x 9’5”**
 - Tray ceiling
 - Eat-in space
 - Travertine floor
 - Granite counters
 - Undermount sink
 - Cherry wood cabinets
 - Five sided, dovetailed drawers

THORNHILL	RICHMOND HILL	NEWMARKET	BRADFORD	TOTTENHAM
7330 Yonge Street Thornhill, ON L4J 7Y7 Office 905-764-7111 Fax 905-764-1274	11160 Yonge Street Richmond Hill, ON L4S 1H5 Office 905-883-8300 Fax 905-883-8301	17035 Yonge Street Suite 100 Newmarket, ON L3Y 5H6 Office 905-895-1822 Fax 905-895-1990	49 Holland St W Box 1201 Bradford, ON L3Z 2B6 Office 905-775-5677 Fax 905-775-3022	1 Queen St N Box 711 Tottenham, ON LOG 1W0 Office 905-936-2121 Fax 905-775-3022

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- Pantry and tall upper cabinets
- Sliding walkout to deck from eatin
- Ceramic backsplash
- Connected to laundry room and office
- Recessed LED Lighting
- **DINING ROOM – 15' x 15'**
 - Hardwood floor
 - Walkout to balcony
 - West facing picture window
 - Connected to living room
 - Crown moulding
- **LIVING ROOM – 15' x 22'6"**
 - Hardwood floor
 - Granite brick fireplace surround
 - High efficiency wood fireplace insert
 - West facing picture window
 - Connected to dining room
 - Crown moulding
 - Recessed LED Lighting
- **FOYER – 11' x 16'**
 - Porcelain and hardwood floor
 - Curved oak staircase to basement
 - Walkin hall closet
 - Antique wood front door
 - Crown moulding
- **OFFICE – 14'6" x 10'6"**
 - Hardwood floor
 - Propane gas fireplace
 - South facing window wall
 - Connected to kitchen
- **LAUNDRY ROOM –**
 - Vinyl floor
 - Washer & Dryer – Electrolux – Included
 - Stainless steel double sink
 - Wall upper cabinets
 - Bultin shelving
 - Sliding barn style door
 - Connected to kitchen
 - Commercial oven and steel shelving - Excluded
- **MASTER SUITE – 19' x 16'**
 - Hardwood floor
 - West facing picture window
 - Linen closet

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- Double closet
- Propane gas stove fireplace
- Crown moulding
- **ENSUITE BATH**
 - Porcelain floor
 - Custom double vanity with Quartz counter
 - Bathtub with handheld shower head
 - Separate shower
- **WALKIN CLOSET – 7' x 9'**
 - Carpet floor
 - Builtin makeup counter with drawers
 - Builtin cabinets and shelving
- **SECOND BEDROOM/ LIBRARY – 15' x 13'**
 - Hardwood floor
 - Floor to ceiling granite fireplace (not operational)
 - Sliding walkout to balcony
 - Panelled wall feature
 - No interior closet
- Two-piece hall bathroom
- Two hall linen closets

Basement

- **REC ROOM – 33' x 15'**
 - Engineered hardwood floor
 - Above grade west facing picture window
 - Patio door walkout to rear yard
 - Floor to ceiling brick fireplace surround
 - Hi-efficiency wood fireplace insert
 - Curved oak staircase
 - Storage closet
 - Access to cold room and utility room
 - Recessed LED Lighting
- **THIRD BEDROOM – 11'6" x 11'**
 - Laminate floor
 - Walk-in Closet
 - Above grade west facing picture window
- **FOURTH BEDROOM – 11'6" x 11'6"**
 - Laminate floor
 - Closet
 - Above grade west facing picture window
- **UTILITY ROOM – 20'6" x 6'5"**
 - Concrete floor

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- Propane hot water tank – 50 gal – Rental
- 200 Amp breaker panel
- 100 Amp sub panel for workshop
- Propane furnace for Basement heating - ~2010
- Wood & Oil furnace for Ground Floor heating and cooling - ~2014
- Wood storage
- Unfinished space
- **MUDROOM – 12’6” x 15’**
 - Ceramic floor
 - Washer and Dryer - LG
 - Stainless steel sink
 - Walkout to rear yard and wood shed
 - Brick accent wall
 - Recessed LED Lighting
- **COLD ROOM –**
 - Concrete floor
 - Water softener equipment
 - Fridge – Included
 - Builtin shelving

COVERALL WORKSHOP

- ~40ft x 80ft
- Concrete floor
- 12’ wide x 11’9” high roll up door
- Single man door
- 100 Amps

EXTERIOR

- Asphalt shingles – installed 2019
- Two chamber septic system south east of the front door
- Approximately 5” diameter steel drilled well. 108ft deep. Water tested annually. Near driveway.
- **SOUTH WEST DECK & BALCONY**
 - Approx. 38’ X 9’
 - South-west exposure
 - Walkout from kitchen and dining room
 - Steps down to yard
- **WEST BALCONY**
 - Approx. 28’ X 9’6”
 - West exposure
 - Walkout from 2nd bedroom
- **WOOD SHED**
 - Approx. 20’ x 27’
 - Firewood storage shed

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- **SCANDIVIAN SAUNA HOUSE**
 - Approx. 12' X 7'
 - Covered front porch
 - Wood fired sauna heater with rocks
- **CHICKEN COOP**
 - Approx. 11' X 8'
- **STORAGE SHED**
 - Approx. 12' X 16'
 - Setup as pony stall
- **DRIVEWAY**
 - Circular drive to front entrance
 - Parking and access to garage
 - Extended driveway to Coverall workshop
 - Plenty of parking for cars, trailers, RV or other toys

GARAGE

- Two car builtin garage
- **22' x 23' – Two car section.**
 - Concrete floor
 - 16' x 7' door
 - Single roll up doors with powered opener
 - Built-in shelving
 - Powered electrical outlets
 - 8' height with 7' beam clearance
 - Drywalled
 - Heating oil tank
 - Basement interior access

INCLUSIONS

- Kitchen: Fridge – *Electrolux*; Builtin dishwasher – *Bosch*; Stove – *Kenmore*; ground floor washer & dryer - *Electrolux*; basement washer & dryer – *LG*; cold room fridge - _____;
- Garage door opener – NO remotes
- All window coverings
- All electrical fixtures

EXCLUSIONS

- Ground floor laundry room commercial oven.

RENTALS

- Hot water heater - \$270/yr – Bryan's Fuel
- Propane tanks x3 - \$65/year – Bryan's Fuel
- Satellite internet dish and modem/router – Xplornet

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