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## **BASEMENT**

- **LAUNDRY/ UTILITY - 17.98' x 11.55'**
  - Concrete floor
  - Above grade window
  - Moffat dryer & Kenmore washer
  - Laundry sink
  - Bosch whole home ducted forced air heat pump with backup Keeprite propane two stage furnace (2023)
  - Lifebreath HRV (2023)
  
- **RECREATION ROOM AREA - 21.65' x 23.56'**
  - Vinyl wide plank floor with subfloor
  - Closet under stairs
  - Pot lights
  - Above grade windows
    - **EQUIPMENT CLOSET**
      - Electrical panel – 200 Amp (2023)
      - 60Amp backup panel
      - Sump pump with battery backup (2023)
  
- **FOURTH BEDROOM - 12.99' x 11.65'**
  - Vinyl wide plank floor with subfloor
  - Above grade windows
  - Walk in closet
  - Pot lights
  - Suspended ceiling
    - **WELL WATER EQUIPMENT CLOSET**
      - Pressure tank (2023)
      - Water softener and filters (2023)
      - UV Light (2023)

## **SERVICING**

- Propane - Collingwood Fuels – Tank Rental \$170 - \$650 consumption - 2025
- Internet – Rural Net
- Electricity - Hydro One - ~\$3000 - 2025
- Security System – Bell Smart Home - \$30

## **INCLUSIONS**

- Kitchen Aid fridge, stove and dishwasher
- Moffat dryer & Kenmore washer
- Deck gazebo
- Garage fridge and freezer
- All window blinds

## **EXCLUSIONS**

- All TV brackets
- Window curtains
- Wall mount light in foyer hallway