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Detailed Feature List

993721 Mono Adjala Townline, Hockley Valley

Summary: www.993721MonoAdjala.com

Welcome to the ultimate family getaway estate property! Located in the beautiful hills of Hockley Valley in an area of fine country home. This property has so many fun features there will rarely be a dull moment. Beautiful property; private 24ac (~480ftx2150ft), 2 spring feed ponds, streams, mature hardwood forest, walking trails, perennial gardens, vegetable garden and more. Grand custom home: 2.5 story home, +3500sqft, 6 bedrooms, 4 bathrooms, 2 wood fireplaces, separate main floor living, dining and family rooms, library, large sunroom. 3rd level with ~450sqft open loft. Basement with rec/games room, workshop & storage. There is also an indoor pool! 45ftx36ft pool area with cathedral ceilings, large, Heated L-shaped pool with slide, diving board, and step access. Indoor hot tub. 3-piece bathroom. An impressive family gathering space. Other property buildings: attached two car garage, detached 19ftx24ft garage with side woodshed area and vehicle shed, 38ftx40ft heated three-room woodshop, 12ftx28ft RV/vehicle garage - 11ft high, 11ftx19ft sugar shack with evaporator, 24ftx16ft greenhouse with 200sqft potting shed, ~20ftx20ft rear property barn shell. A truly rare and incredible property with so many possibilities that must be seen to be appreciated. Excellent B&B potential or family compound.

PROPERTY

- ~24 Acres
- ~480ft frontage x 2150ft depth
- Mature hardwood forest
- Two spring fed ponds with overflow to creek
- Walking trails
- Perennial and vegetable gardens
- Lawn sprinkler system
- Paved and interlock circular driveway

HOUSE

- ~3,500 Sqft
- 2.5 stories
- Tudor style architecture with wood, stone and stucco exterior
- Cedar shingles
- Custom built with original house blue print available
- Covered front porch
- Rear deck

MAIN FLOOR

- **FOYER – 10.49' x 7.11'**
 - Porcelain floor
 - Two double door closets
 - **POWDER ROOM**
 - one piece toilet and porcelain floors
- **KITCHEN – 19.68' x 11.58'**
 - Hardwood floor
 - Fluorescent light
 - Insignia refrigerator, Whirlpool dishwasher, GE Cooktop, Moffat microwave range hood (as is), Moffat wall oven
 - Centre Island
 - Wall to wall built in cabinets and pantry
 - Walk out to Sunroom and Garage
 - Pocket door to Laundry room and Family room

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- **DINING ROOM – 13.97' x 13.51'**
 - Hardwood floor
 - East views
 - French door to Sunroom
 - Builtin wall cabinets with lighting

- **LIVING ROOM – 12.96' x 22.11'**
 - Broadloom
 - Wood fireplace with granite surround
 - North view
 - Sliding door to Sunroom
 - French doors to Foyer

- **FAMILY ROOM – 19.71' x 13.42'**
 - Hardwood floor
 - West views
 - Wood fireplace insert with granite surround
 - Media equipment cabinet included
 - Pine wainscotting

- **SUNROOM – 9.61' x 46.10'**
 - Laminate floor
 - East views
 - Hot water radiator baseboard heaters
 - Walk out to side yard and patio
 - Walk out to Pool

- **OFFICE/LIBRARY – 12.92' x 12.82'**
 - Broadloom
 - Custom built in bookcases, desk and cabinets
 - West views

- **LAUNDRY – 10.89' x 7.9'**
 - Porcelain floor
 - Kenmore standing freezer
 - LG washer and dryer with pedestals
 - Laundry sink
 - Walkout to Garage

SECOND FLOOR

- Double door hall closet & single door closets
 - **PRINCIPAL BEDROOM – 18.24' x 14.33'**
 - Broadloom
 - North west view
 - Four single door closets
 - **FOUR PIECE ENSUITE**
 - Double vanity
 - Separate toilet & shower room

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- **SECOND BEDROOM – 10.76' x 13.91'**
 - Hardwood floor
 - North east views
 - Two single door closets

- **THIRD BEDROOM – 10.4' x 11.94'**
 - Hardwood floor
 - East view
 - Double door closet

- **FOURTH BEDROOM – 10.89' x 13.84'**
 - Hardwood floor
 - South east view
 - Double door closet
 - Built in cabinets and book shelves

- **FIFTH BEDROOM – 13.32' x 13.91'**
 - Hardwood floor
 - South west view
 - Two single door closet
 - Built in desk, cabinets and book shelves

- **SIXTH BEDROOM –**
 - Vinyl floor
 - Access to Third Floor Loft
 - Single door closet
 - Built in shelves
 - Access to Primary Bedroom

- **MAIN BATHROOM**
 - Vinyl floor
 - Double vanity
 - Tub and shower with fiberglass surround and glass door
 - Single door closet

THIRD FLOOR

- **LOFT – 15.65' x 44.5'**
 - Open concept
 - Built in shelves and desk
 - South view
 - Carpet
 - Slopped ceiling

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BASEMENT

- **RECREATIONAL ROOM – 22.83' x 33.9'**
 - Pine wood floor
 - Suspended ceiling
 - Above grade window
 - Pine wainscotting
 - Open concept
 - Built in seating
 - Sump pump
- **WORKSHOP –**
 - Unfinished. Block walls. Concrete floor
 - Built in cabinets, counters and shelves
 - Walk up to garage
- **MECHANICALS –**
 - Electric water heater
 - Water softener
 - Reverse Osmosis water system (as is)
 - Greenhouse water connection
 - Propane High efficiency York furnace and AC – 2019
 - Backup generator breaker panel
 - 150 Amp breaker panel
- **STORAGE ROOM – 11.71' x 13.15'**
 - Unfinished. Block walls. Concrete floor
 - Built in shelves
- **COLD CELLAR –**
 - Block walls. Concrete floor
 - Built in shelves

GARAGE – 23' x 22'

- Walk up from basement
- Side entry door
- Garage door opener
- Built in shelving
- 16' x 7' garage door
- Insulated walls
- Firewood pass through door to Family room
- Central Vac – NILFISK - with 2 hoses and 2 power heads

INDOOR POOL AREA– 45' x 36'

- **Three piece bathroom**
- Built in _____ Hot tub
 - 5 person
 - two years not in use; as is

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- 'L' Shaped swimming pool
 - ~16ft x 21ft deep area
 - ~10ft x 27ft shallow area
 - ~8ft deep
 - Slide, diving board and Step entry into pool
 - Propane heater
- Lounge area
- Cathedral ceilings with cedar walls and ceilings
- South facing window wall
- Paver stone floor
- Robotic pool cleaner
- Air handler & Dehumidifier
- Raypak propane heater
- Hayward sand filter
- Hayward pump

GREENHOUSE – 24' x 19' 9"

- Patio stone floor
- Grow tables
- Ceiling fans
- Roof vent – With automated opening option - disconnected
- Six high output lights (as is)
- 40 Amp breaker panel
- House water connections

POTTING SHED – 15' 2" x 15' 9"

- 4x three-level grow shelves
- Walk out to yard
- Walk out to Greenhouse

WOOD SHOP – 38' x 40'

- 60 Amp breaker panel
- **WOOD CUTTING ROOM – 11' x 40'**
 - Insulated
 - Wood stove heat (as is)
 - Built in benches and shelves
 - Concrete floor
- **WOOD FINISHING ROOM – 19' x 25'**
 - Concrete floor
 - Built in shelves
 - Built in cabinets
- **LOADING & STORAGE ROOM – 25' x 20'**
 - Concrete floor
 - 9ft wide x 7ft tall garage door with opener

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SUGAR SHACK – 11' 5" x 19'5"

- Dirt floor
- 7ft x 7ft double barn door
- Stainless steel evaporator
- Electricity and lights

RV/ VEHICLE GARAGE– 28' x 12'

- Patio stone floor
- 11ft high ceiling
- 11ft wide x 10ft high double door

DETACHED UTILITY GARAGE – 24' x 19'

- Concrete floor
- 10ft height
- 10ft wide x 7ft high garage door with opener (as is)
- Lawn sprinkler system equipment and controls
- Lights and electrical – 40 Amp panel
- House backup generator plug
- **SIDE VEHICAL/IMPLEMENT SHED – 12' x 25'**
 - Dirt floor
- **WOOD SHED – 11' x 25'**
 - Patio stone floor

SERVICING

- Water - Drilled well - North side of home 76ft depth. 30 GPM per 2002 Water Well Record.
 - Pump and pressure tank in below grade pit – outside house, north wall
- Septic bed - South east corner of home. Septic tank - south side of home. Surface lids.
- Propane Gas – Arthur Fuels
- Electricity – Hydro One
- Internet – Xplorenet satellite
 - Vianet fiberoptic at road

RENTALS

- 4x Propane Tanks – Arthurs Fuels

INCLUSIONS

- All window coverings
- All appliances
 - Insignia refrigerator, Whirlpool dishwasher, GE cooktop, Moffat microwave range hood (as is), Moffat wall oven, LG washer & dryer, Kenmore standing freezer

EXCLUSIONS

- None

ENVIRONMENTALS

- NVCA Regulated Area