

1781 Drummond Concession 2
Drummond/N. Elmsley

Legal Description: Pt Lt 24 Con 1 Drummond Pt 2, 27R4805;
Drummond N Elmsley
Lot Size: 165 Ft. (Frontage) x Irregular/1.427 Acres
Assessment Roll #: 091991901502450
Property Taxes: \$1985.45/Approx./2018
Zoning: Residential
Age: 1970/Approx.
Service: 200 Amp Service/Hydro to Detached Shed
Heat: Wood/Oil Combination Furnace/2014
Double Walled Oil Tank Installed/2014
Costs: Heat Mainly/Wood/Oil Filled Once Yrly
Firewood Costs: Approx/6 Bush Cords/Price Dependent
WETT Certificate on Furnace/2018
Hydro/Cost: \$115/Monthly/Approx
High-Speed Provider: Xplornet/\$60.00 Monthly/Approx.
Satellite Provider: Shaw/\$80.00 Monthly/Approx.
Well: Drilled Well /Incl; Water Softener
Installed/2008/Serviced/2017
Iron /Sulphur Remover Installed/2017
Reverse Osmosis System Installed/2017
Well Location: Front Yard/Above Grade
Septic: Septic System Installed/1990
Septic Location: Rear Yard /Lids Below Grade
Septic Bonus: Sellers Bonus of \$10,000 To Be Forwarded
To Buyer On Closing (Towards Installation
Of New Septic System)
Style: 2 Storey Detached/Full Length Deck
Septic Pumped: November/2018/ Perth & District
Pumping/\$282.00/Receipt Available
Foundation: Concrete Block
Roof: Asphalt Shingle/Upper/2003/Lower/2014
Exterior: Red Brick/Siding
Survey: Building Location Survey/ December 1990
Not Up To Date
Price: \$324,900

Two Storey Custom Home, No Rear Neighbours, Many Upgrades Throughout All 3 Levels, Expansive Front Deck, Interlock Patio Off Family Room, Detached Shed, Poured Concrete Pad, Plenty of Space for Recreational Vehicle or Future Garage, Raised, Mature Organic Vegetable Gardens on Side Yard, Fruit Trees, Hardwood Flooring, 3 Bdr's, 2 Upgraded Bths, Main Level Powder Rm, Stunning 2nd Level 5 Pce Bth, Lvg, Expansive Picture Window in Charming Living Room, Gleaming Hardwood Flooring, Maintenance Free Windows Installed, Elegant Dining Room, 24 Ft Entertaining Sized Family/Games Rm, Up To The Minute Kitchen, Stainless Steel Appliances Included, Grey Oak Cupboards, Modern Light Fixtures Throughout Entire Home, Dreamy Master Bedroom with Walk In Closet, 2 Secondary Bedrooms Both Have Beautiful Picture Windows, LL Family Rm/Office is a Great Retreat....

Main Floor

<i>Foyer:</i>	<i>8.11 x 10.07</i>	<i>Living Room:</i>	<i>20.0 x 13.04</i>
<i>Kitchen:</i>	<i>13.05 x 10.05</i>	<i>Dining Room:</i>	<i>9.11 x 10.03</i>
<i>Family Room:</i>	<i>24.06 x 16.02</i>	<i>Powder Room:</i>	<i>9.11 x 4.08</i>

Second Level

<i>Master Bedroom:</i>	<i>22.02 x 11.10</i>	<i>Bedroom #2:</i>	<i>10.11 x 13.04</i>
<i>Bedroom #3:</i>	<i>12.06 x 11.00</i>	<i>5 Pce Bath:</i>	<i>11.00 x 11.04</i>

Lower Level

<i>Family Room:</i>	<i>18.08 x 11.04</i>	<i>Office:</i>	<i>12.00 x 6.10</i>
<i>Laundry Area:</i>	<i>11.03 x 7.00</i>		

Inclusions:

All Light Fixtures, Drapery Rods, Ceiling Fans, Stainless Steel Frigidaire Gallery Side By Side Refrigerator W/Water & Ice Maker, Stainless Steel Maytag Stove W/Convection Drawer, Stainless Steel Maytag Microwave/Hood Fan, Stainless Steel LG Steam Washer, Stainless Steel LG True Steam Dryer, Water Treatment Systems Incl; Water Softener, Reverse Osmosis, Iron/Sulphur Remover, Electric

Hot Water Tank, Satellite Dish, Solar Panels, Detached Wood Shed, Remaining Firewood on Closing

Exclusions: All Staging Materials, All Draperies, Speakers, 2 Upright Freezers in Lower Level, 2 Large Storage Units in Lower Level

Rental: Nil

*Mailing Address: 1781 Drummond Concession 2
Drummond North Elmsley, ON
K7H 3C3*

Directions: From Ottawa - Hwy #417 W, Exit 145 /Hwy #7W For Carleton Place/Toronto, Left Turn Onto Hwy # 15 S, Right Turn Onto Perth Rd/County Rd #10 (Drummond Con. 2), Property Located On Left Pin #1781

Upgrades & Features

- Lower Asphalt Shingles Replaced/2014*
- Upper Asphalt Shingles Replaced/2003*
- Oversized Driveway/Stone & Gravel Installed/2018*
- Solar Panels/2014/Approx. \$4000/Yearly Bonus/Income Paid by Hydro One for Use of Solar Panels*
- Oil & Wood Combination Furnace/2014*
- Iron/Sulphur Removal Unit Complete With Electronic Microprocessor/Valley Plumbing/August, 2017/Total Invoice/\$2480.35*
- Pre-Charged Pressure Tank & Aquaflo Pro-75 Reverse Osmosis Drinking Water System Installed/Valley Plumbing/May, 2017/Total Invoice \$2,490.49*
- Water Softener Installed 2007/\$1484.00; Serviced By Valley Plumbing/July, 2018/Tested Water, Cleaned Injectors & Screens, Changed Big Blue Filter & Reverse Osmosis Filter*
- Hardwood Flooring/Main Level & 2nd Level/2008*

- Burchill Glass/Supply & Insulation of Windows/Kitchen, Dining & Lvgrm/2001*
- Dobbie Contractors/All Upstairs GENTEK Windows Installed/July, 1998*
- Family Room Windows Installed/2014*

- *Family Room Renovation (Ceiling Reinsulated, Addition Of French Doors, Lighting Installed, Ceiling Fan Installed, Curtain Rods Installed Etc.)/2014-2015*
- *Lower Level Updated/2017-2018*

Property Documents

1. *Bld Location Survey - December 1990/Not Up To Date*
2. *MPAC Property Assessment Notice/2016*
3. *MicroFIT Contract Assignment Process*
4. *Transaction History/Monies Received From Hydro One*
5. *Hydro One MicroFIT Meter Fee*
6. *Transaction History/Hydro Costs Nov 2016 - Oct 31, 2018*
7. *Hydro One Electricity Statement/October 31, 2018*
8. *Drummond N Elmsley Building Permit/Feb 9, 2014*
9. *Drummond N Elmsley Inspection Passed/Feb 18, 2014*
10. *Dobbie Contractors/All Upstairs GENTEK Windows Installed/July 1998*
11. *Burchill Glass/Supply & Insulation of Windows/Kitchen, Dining & Lvgrm/2001*
12. *Perth & District Septic Services Ltd. Pumping Receipt/\$282.50/ November 9, 2018*
13. *ESA Certificate/Apr 11, 2014*
14. *MicroFIT Program Overview Regarding/Separate Generation Meter for (Data Collection & Calculation)*
15. *Coolwave HVAC/Supply & Install Newmac EPA Wood Furnace with Combination /Oil -Fired Burner and Blower Section/October 2014 PLUS Coolwave 1000-Litre Roth double walled Oil Tank & Beckett Oil Burner/ Total \$10,600*
16. *J.P. Brankin & Sons/1-48,000 Grain Logix Water Softener System & All Fittings/August 2007/ \$1,484.00*
17. *J.P. Brankin & Sons/1 Pressure Gauge Installed/January 2006/\$83.46*

18. *DiCola Petroleum/Perth Schedule of Oil Delivered Oct 31, 2014 - Dec 22, 2017*
19. *Valley Plumbing & Water Treatment Receipt For Installation of Iron/Sulphur Removal Unit/August, 2017*
20. *Valley Plumbing & Water Treatment; Annual Service Receipt/July 2018*
21. *Valley Plumbing & Water Treatment; Pressure Tank & Reverse Osmosis Water Treatment/Installation /May 30, 2017*

22. *WETT Certificate for Combination Wood /Oil Furnace/2018*

*Thank You For Viewing This Home...Please Come Back To Stay...
View interior photos of this Home on my Website www.barbaracouch.com*

This Information is believed to be Accurate but is "Not Warranted".