

Property Features of 117 Lakeview Road, Singhampton

Exterior

- Set back on Brewsters Lake
- Conservation lake with tons of wildlife
- Dock on lake
- House built in 2000
- Landscaped gardens
- 3.4 acres
- In ground sprinkler system
- In ground pool
- Patio areas
- Stone and wood exterior
- 3 car garage

Interior

- Furnace is a Geothermal providing heating and air conditioning. It is a Next Energy Climatemaster Tranquility 27 model with an auxiliary water tank. The age of the furnace is 10 years. The HVAC is a VanEE 200H
- Roof over the garage was replaced by A&M Roofing 6 years ago. The rest of the house had a new roof done in 2016 by ACE Roofing.
- Poured concrete foundation
- 3 bedrooms & 3.5 bathrooms
- Open plan family/kitchen
- Dining room
- Living room
- Main floor laundry room
- Finished lower level
- Second floor
- Freshly painted 2021

Family Room

- Cathedral ceilings
- Timber framed ceiling
- Large windows
- Fireplace
- Access to the patio and backyard

Living room

- 3 sets of doors leading out to private patio area and pool
- Cathedral ceilings
- Fireplace

Kitchen

- Large island with double sink
- Tons of cupboard space
- Granite countertops
- Built in cabinetry, some with glass doors

Dining

- High ceilings with timber frames
- Butlers pantry

Primary Bedroom Suite

- Main floor
- Huge bedroom with vaulted ceiling
- Walk in closet
- Spacious 5pc ensuite bathroom with soaker tub, bidet, toilet and double vanity



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Second level

- 2 bedrooms
- Den space with balcony (access from one of the bedrooms)
- 4pc bathroom

Lower level

- Sauna
- Rec space
- 4pc bathroom
- Den
- Gym area

Area

- 5 minute stroll from Brewsters Lake and its peaceful surroundings, wildlife and skating/snowshoeing in winter
- Close to Devils Glen Ski Club
- 5 minute drive to Mylar & Loreta's restaurant in Singhampton town
- 25 minute drive to Downtown Collingwood
- 30 minute drive to Blue Mountain

Inclusions

- Dishwasher, Dryer, Garage Door Opener, Hot Tub, Microwave, Pool Equipment, Refrigerator, Satellite Dish, Stove, Washer

Exclusions

- Chandelier in dining room.
- Sink in the downstairs powder room.
- Victorian chandelier in master bedroom ensuite

Utilities

- Hydro One \$ 397 per month so yearly \$4764. Note our contract is directly with Hydro One so there is no municipal discount.
- Reliance HME \$60.58 all in per quarter for hot water heater rental so \$242.32 per year
- Sparling's Propane 62.9 cents per liter plus HST plus carbon tax for current contract which will be renewed in September. We usually get two fills per year of approximately \$900.
- Rural Net Internet Provider has twelve plans from \$43.99+ per month to 299.99+ per month. They are excellent and very service oriented.

Other costs

- Taxes (2020): \$8250
- Household insurance is up to homeowner but the pool affords a discount being a source of water for the fire department in an area where there are no water hydrants.
- B & R Heating & Cooling maintenance of GeoThermal heating system approx. \$100-\$150 once a year.
- Bell Telephone costs are personally defined but provides a satellite tv service which is approx. \$78 per month or \$936 per year +
- Georgian Sprinklers Service - Approx. \$100-\$150 per year. Usually opens our sprinkler system and trouble shoots if needed. We usually close down our sprinklers ourselves.
- Eric Mannelje does our snow removal at \$25 per visit. This usually works out to \$450 to \$500 per year.
- Clear Choice Pools and Spas opens and closes the pool each year. Cost is approximately \$600 per year total for both services.

Appliances

- Microwave: Panasonic Genius 1 Year old
- Dishwasher: Miele 2 Years old
- Fridge: Bosch 2.5 Years old
- Washer and Dryer: Maytag 4 Years old



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