

Property Features for 156385 7th Line, Rocklyn

Exterior

- Detached single family home
- Vinyl siding
- Generous lot size
- Covered front porch
- Roof - Asphalt
- Driveway - Gravel
- Large barn
- Back deck

Interior

- 4 bedrooms
- 2 bathrooms
- Open plan main floor
- Living room
- Dining room
- Eat in kitchen
- Finished basement
- Air conditioning
- Forced air propane heat

Main floor

- 1 bedroom
- 4pc bathroom
- Living room with propane fireplace
- Good size separate dining space
- Eat in kitchen with patio doors to back deck

Upper level

- 2 bedrooms including a master suite
- Storage
- Master suite - his and hers closets and 3pc ensuite bathroom with walk in shower

Lower level

- Fully finished
- Rec room
- Bedroom
- Lots of storage

Back Yard

- Perennial gardens
- Vegetable gardens
- Sandbox
- Trees
- Partially fenced



The Area

- Short drive to Meaford and Thornbury
- Short drive to many of the area's trails and viewpoints
- Steps from the general store
- 30 minutes to Blue Mountain Village

Inclusions:

- Stove, Fridge, Dishwasher, Washing Machine, Dryer, Curtain Rods, light fixtures

Exclusions:

- Curtains, All Plug In Light Fixtures, Fridge in Basement, Freezer Chest in Basement

Updates

- New propane furnace, BBQ outlet, A/C and sheet metal 3 years ago.
- Installed new sewage line from house into tank (2016)
- Completely painted the interior of the house between (2017)
- Renovated master bathroom (fall 2019)
- New bedroom on second floor.
- New interior light fixtures (summer 2019)
- Removed several small out buildings and added perennial flower beds, sandbox, garden area, concrete fire pit area.
- New washing machine (winter 2019)
- Shallow well with a new jet pump (2017)
- New sewage pipe from the house to the tank (2017)

Utilities

- Propane is locked in @ \$290 a month.
- Propane tank rentals are \$60 a year
- Hydro is between \$165-\$200 a month depending.
- Internet - Xplornet, \$80 a month for unlimited

Other listing details

- Property tax for 2019 - \$2318.38
- Lennox AC
- Furnace - 5 years old
- Drilled well
- Water - Water softener but no UV light. Bacteria tested twice a year and have never had a failure
- Electric water heater is owned. 8 years old.
- Septic - Directly behind the propane tanks and the deck. Last pumped in 2016
- School bus route
- Garbage and recycling pick up

