

**Property Features of
168 Marsh Street, Clarksburg
The Blue Mountains**

The home

- Victorian Manor Est. 1862
- Renovations 2013
 - New electrical system and plumbing
 - All fully insulated to current code
 - All new windows
 - Foundation repaired and underpinned in original building
 - Roof
- Heating 2013
 - Hydraulic In floor heating on three levels in the new addition, garage and in all bathrooms
 - Forced air heating from 2 gas heaters as secondary heat source
 - Hot water tanks owned
- Cooling
 - 2 separate air conditioning systems
- All original baseboard and trim in original house
- 10' ceilings throughout the house.

Water system

- Two independent water systems:
 - Drilled Well reworked (2013)
 - Serviced and new pump (2019)
 - Iron Conditioner Filter installed in 2019
 - Has warning system
 - Only runs irrigation system and acts as an emergency back up
- GRAF rainwater harvesting system with 2 filtration systems
 - Food Grade PVC Pipe in rainwater system
 - 3 tank storage system underground(18,000 L)
 - Greenway filtration system
- Septic System (twin tank)

Exterior

- ICF Foundation (plywood lined) in new construction
- Original Stone foundation in original home.
- This is technically a 2.5 story home. The attic is quite large and the home could be further renovated to include a top story. Stairs would need to be put in through the Dressing Room on the second floor.
- Surrounded by forest
- Private backyard filled with perennial flowers and features several seating areas set among the foliage and a pond.
- Shed
- Irrigation system
- Invisible fence for pet security
- Backing onto Grey Saugeen nature conservation area
- Hiking trails accessible and access to the Beaver River 50 metres from the property
- Private access to the river and can fish the river anytime

Interior

- 5 bedrooms
- 4.5 bathrooms
- Original Baseboards in original house
- Re-used cast iron vents with new heating system
- New part of house's trim is exact match to original at ¾ scale
- Downstairs powder has original sink
- 8ft custom doors throughout interior



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Kitchen

- Custom hood Vent-A-Hood®
- Built in Wine fridge
- Pot filler extension
- Thermador 48-Inch Pro Grand® Commercial Depth Dual Fuel Steam Range
- Liebherr 48 Inch Built-in Side by Side Wine Storage/Freezer/All-Refrigerator Combination with 5 Temperature Zones, 34 Bottle Capacity Stainless Steel
- Lights over island are stainless steel authentic shiplights
- Canadian Cambrian Black Granite on island ONE PIECE
- Counter tops are White Granite
- Coffered ceilings
- Raised gardens outside the kitchen door for herbs
- Kitchen Floors are original siding off the 150 year old house

Living Room

- Mantle is hand carved Italian sandstone
- Wood Burning fireplace

Main Floor Primary Bedroom

- Solid oak Mennonite made Cabinetry
- Views of the forest
- Smoked glass chandeliers in 4pc ensuite

Dining Room

- Windows: LePage in Quebec, reproduced aluminum clad outside, painted inside
- Red oak floor (inlay in Dining room)

Foyer

- Local Stone porch, rebuilt to historical accurate architecture
- Original 3" thick front door

Study

- Exposed brick of original chimney

2nd Living room

- 48" gas fireplace

Primary upper bedroom

- Original pine floors
- Invisible screen to "Gin & tonic" deck

Garage

- Fir lined garage with corrugated aluminum.
- 2 Car
- Drain system in floor

Guest Suite (above garage)

- Staircase to Guest Suite is original siding of the original house
- Beams from 150 year old warehouse in Collingwood
- Lighting above kitchen island is from an East German warship
- Built ins under eaves
- Kitchen, bedroom, living area & 3pc bath
- Corrugated metal vaulted ceilings

Basement

- Exposed original stone
- Storage space
- Wine cellar



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Utilities and Taxes:

- Taxes (2020) \$8152.68
- Estimate of utilities (year):
 - Hydro One - \$3384
 - Enbridge - \$2112

Inclusions

- Dishwasher, Dryer, Gas Oven/Range, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Cooler
- Refrigerator in Guest Suite, Dishwasher in Guest Suite
- Large white historic display cabinet in family room
- Exterior speakers
- Fire Screen and Grate in family room

Exclusions

- Interior light mounted above window in peak, facing driveway, in office/guest suite
- Light Fixture in dining room
- Indian coffee cabinet in kitchen
- Freezer in Basement.



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