

Property Features of
467370 12th Concession Rd B, Feversham

Exterior

- Log sided home
- Large wrap around deck leading down to the waterfront
- 50 acres
- 2 beaches
- Private pond/lake
- Spring-fed lake
- Shed
- 1 hour and 30 minutes to Toronto
- 1 hour to Barrie
- 20 minutes to Blue Mountain and Collingwood
- 10 minutes to Beaver Valley Ski Club
- Septic system
- Well

Interior

- 6 bedrooms
- 4 bathrooms
- Bright open concept
- Great room
- Kitchen
- Main floor Primary suite
- Upper level
- Finished walkout Lower level
- Inside laundry room
- Electric forced air heat

Kitchen/Dining

- Large open concept kitchen
- Island with seating
- High end appliances/built in appliances
- Brick arch detail
- Walk out to deck

Great room

- Floor to ceiling stone surround fireplace
- Tall ceilings
- Large windows
- Walk out to deck
- View of the lake

Primary suite

- Main floor, situated away from other bedrooms
- Huge suite with walk out to deck
- Wood covered walls and ceilings
- Ensuite bath with stand alone tub and shower and lots of cupboard space



Upper floor

- Guest bedroom x1 and 3pc bathroom

Lower level

- Guest bedrooms x2
- 5pc bathroom
- Kitchenette
- Rec room with walk out to lake

Updates

- Created two beaches on the property 2021
- New Shed/Tiny home west of main house
- Renovated lower level laundry and create separate locked off entrance 2019
- Updated septic
- Updated paint
- New doors throughout 2021
- Updated blinds throughout

Inclusions/exclusions

- Inclusions:Dishwasher, Dryer, Furniture, Microwave, Stove, Washer
- Exclusions:all staging items excluded, clients personal items, everything in garage, wine fridge, bar cart, TV shelf unit, bird painting above fireplace

Utilities and other costs (approx)

	PER YEAR	PER MONTH	NOTES
hydro	\$ 7,200.00	\$ 600.00	200-300 in summer, 900-1200 winter
taxes	\$ 3,300.00	\$ 275.00	managed forest subsidized, must renew
house insurance	\$ 3,500.00	\$ 291.67	
internet	\$ 1,080.00	\$ 90.00	rural net (can use to stream and eliminate satellite TV costs)
snow removal	\$ 400.00	\$ 33.33	local farmer, requires some manual shoveling
gas and yard maintenance	\$ 2,000.00	\$ 166.67	spring clean, fall clean, summer grass cutting
septic cleaning	\$ 500.00	\$ 41.67	
satellite	\$ 1,300.00	\$ 108.33	this is not required but set up
Total	\$ 19,280.00	\$ 1,606.67	



** The information provided on this Features List is provided by the owner and is believed to be accurate and reliable. The Lifestyles North Team and Royal LePage Locations North assumes no responsibility for any errors or inaccuracies.