



WHAT WE LOVE ABOUT OUR HOME

- Location! Location! Location!
- Enjoy country living on Lake Simcoe while being just 20 minutes away from Highway 404 and an hour from Toronto. Best of both worlds!

UPGRADES

- The entire house interior is freshly painted gallery white.
- All the decks (front, side, and back) were stripped, sanded, and newly stained.
- Electrical Upgrades: New sub-panel and new electrical outlets outdoor and in the crawlspace; crawlspace and laundry outlet lighting
- HVAC Upgrade: New ductless split header and condenser indoor and outdoor units
- Septic Upgrades: Extended the tunnel, replaced pump tank, and installed Liberty pump
- Plumbing Upgrades: Brand new shower, rough-in for laundry room, water softener, Iron/Manganese/Hydrogen Sulfide filter, and sediment filter

INCLUSIONS

- Electric base heaters throughout the house and in the crawlspace
- HVAC ductless split heater and AC
- Fridge and stove
- All lighting fixtures and ceiling fans

EXCLUSIONS

- Existing blinds
- S/S washer and dryer (negotiable)

RENTALS

- None

Scan code below to view full listing details, virtual tour, neighbourhood stats, and professional photography.



SCHOOLS

- 4 public schools
- 4 Catholic schools
- All have catchments



PARKS & RECREATION

- 2 trails
- 2 pools
- 3 other facilities nearby



TRANSIT

- Street transit is less than 8km away

Nasma Ali, Sales Representative | RE/MAX Hallmark LTD. Brokerage
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