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112 ARROWHEAD CRES, THE BLUE MOUNTAINS - SKI IN SKI OUT

HOME DETAILS

ITEM	YEAR	NOTES:
(Note Gas or Electric etc.)		
HOME WAS BUILT	2000	Renovated 2016
AIR CONDITIONER		Central Air
AIR EXCHANGER /HRV		LifeBreath
ROOF	2020	Metal
FURNACE	2017	Carrier - Model #
SUMP PUMP		
HEATED FLOORS		Mudroom & Powder - NuHeat Radiant Electric
FIREPLACE (FAMILY ROOM)		Wood Burning
FIREPLACE (LIVING ROOM/GREAT ROOM)		Natural Gas
FIREPLACE (LOWER FAMILY ROOM)		Natural Gas
HOT TUB		JACUZZI

Fees & Utility Costs

UTILITY		PROVIDER
PROPERTY TAXES	$ 10,457 Approx.	Town Of Blue Mountains
GAS	Natural	Enbridge
HYDRO		HydroOne
WATER/SEWER		Town Of Blue Mountains
INTERNET/CABLE		
LAWN MAINTENANCE		Buyer To Source
SNOW REMOVAL		Buyer To Source
WATER - LAWN SPRINKLER		Seller has not used “As is”
GARAGE DOOR OPENER		One

APPLIANCES /EQUIP/RENTAL	MAKE	YEAR/NOTES
REFRIGERATOR	Sub Zero (2016)	(M) BI-42UFDID/S/TH (S) F4426733
DISHWASHER	ASKO (XXL)	(M) D5536 (S) 62830554
OVEN (BUILT-IN)	WOLF	(M) S030TE/S/TH
GAS RANGE	WOLF	
MICROWAVE (BUILT-IN)	WOLF (2016)	(M) MS24/1100 (S) 12411892
WINE FRIDGE	SUB ZERO (2016)	(M) UW-24/O
BEVERAGE FRIDGE	SUB ZERO (2016)	(M) UC-24BG/O
BEER TAPS	MARVEL (2016)	(M) ML24BTS2RS (S) 20161110095H
WASHER X 2	LG FRONT LOAD	(M) RV1393ES, ASSEECI (UPPER) (M) DLEX3370V (LOWER)
DRYER X 2	LG FRONT LOAD	(M) WM4270HVA (UPPER) (M) WM367OHVA (LOWER)
WATER HEATER	JOHN WOOD	NATURAL GAS
RENTAL EQUIPMENT (Other)		
ALARM		Owned- Buyer to arrange monitoring
BBQ		Gas Line

Other Notable Finishes/Details:

Interior renovated in 2016 :
Appliances
Drywall
Carpeting
Electrical
Lighting (excluding living room)
Structurally reinforced the front deck to support hot tub - Separate breaker in garage for hot tub
Glass railings
New decking
Installed speaker system throughout
All exterior lighting
Fireplace serviced

Exterior 2017:
Basketball Hoop
Rear Deck
Putting Green

Exterior 2020:
New Metal Roof
Driveway paved

Exterior 2025:
Bridge repairs

Direct access up the switchback hiking trail as well as to skiing
GSCA Regulated Area

******Please note that these features are provided to you as a guide to the home for information purposes only. Information is as provided by the Seller, Errors & Omissions excepted, all opportunity has been taken to provide correct information, no liability shall be assumed by the listing Agent(s) or the Brokerage herein. This guide is not intended to be used as a Schedule attached to an offer.**

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APBLETT GROUP