

136 Princes St. W.

Property Features & Recent Improvements

RECENT UPGRADES & IMPROVEMENTS

- Kitchen completely renovated — new porcelain countertops, backsplash & undercabinet lighting
- Hardwood floors sanded & refinished with Bona commercial finish
- All new porcelain tile in mudroom and bathrooms
- All new carpets throughout
- Windows reglazed 2024
- Roof replaced 2023
- Natural gas boiler, AC & air handler replaced 2020
- Hot tub pump replaced June 2026
- Water system serviced June 2026 — new UV light & filters installed
- Complete interior repainted June 2026, including all drywall repairs
- All new light fixtures throughout the home
- All new light switches, dimmers & receptacles June 2026
- Garage painted, including floor
- Exterior repainted approx. 3 years ago; rear gable restained June 2026
- HRV replaced June 2026
- Pressure tank for well replaced June 2026
- Septic pumped & inspected May 2026

AREA FEATURES

- Trent-Severn Locks & Dam
- Beautiful Public Beach, Park & Splash Pad
- Rail Trail — Biking, Hiking, Running, ATV, Cross-Country Skiing & Snowmobiling
- Elementary & High School
- Tennis Courts
- Pickleball
- Baseball Diamonds
- Local Restaurants & Coffee Shops
- Arena — Figure Skating & Hockey
- Curling
- Golf — Sturgeon Point, Burnell & Eganridge Golf & Spa

PROPERTY DETAILS & SYSTEMS

ROOF 2023	WINDOWS 2023	FURNACE 2021	AIR CONDITIONING 2021	HOT WATER TANK 2021
ELECTRICAL 200 AMP	HEATING Natural Gas Boiler	PLUMBING Copper	SUMP PUMP None	SEPTIC SYSTEM 28 Yrs · Front Yard
GRAVITY DRAINS				
WATER SUPPLY Dug Well · Rear Yard				