

PROPERTY | INFORMATION

5241 TENTH LINE, ERIN ON

Property Details

Taxes:	\$ 13,386.62 (2016)
Lot Size:	90.24 Acres
Square Footage:	Approx. 5,220 Sq. Ft. (+ 1,450 Sq. Ft. on the Lower Level)
Closing Date:	120 Days / TBA
Parking:	Attached Two Car Garage and Private Drive with Four Car Parking

Pertinent Property Details

- Approximately 90.42 acres
- Custom built in 1999 by Ronald Reidman
- Architectural design by Steve McCasey
- Consulting Engineering by Gordon Currie
- Cedar shake shingle roof
- Exterior completed in stucco with stone details
- Heated two car garage and separate heated workshop
- Three auto garage door openers
- Home security system
- Secondary driveway security system rings a bell inside the house and aluminates all soffit lights when activated
- Two propane furnaces
- Two central air conditioning units
- Water softener (rented); water filtration and U.V. system
- Irrigation system covering gardens around the house and lawns
- Preferential property taxes by way of Forest Management Agreement with the province of Ontario

Inclusions:

Sub Zero fridge, Garland stove, range hood, Panasonic microwave, Bosch dishwasher; Whirlpool washer and dryer; basement freezer; laundry room bar fridge; all electric light fixtures; all broadloom and carpet runners where laid; all draperies and rods; organizer drawers and cupboard racks in kitchen + bathrooms; gun cupboard (exclude any guns); built-in cabinetry / attached shelves and closet organizers; bathroom vanity mirrors; 3 auto garage door openers + 3 remotes; water filtration + U.V. system; home security system (hardware owned).

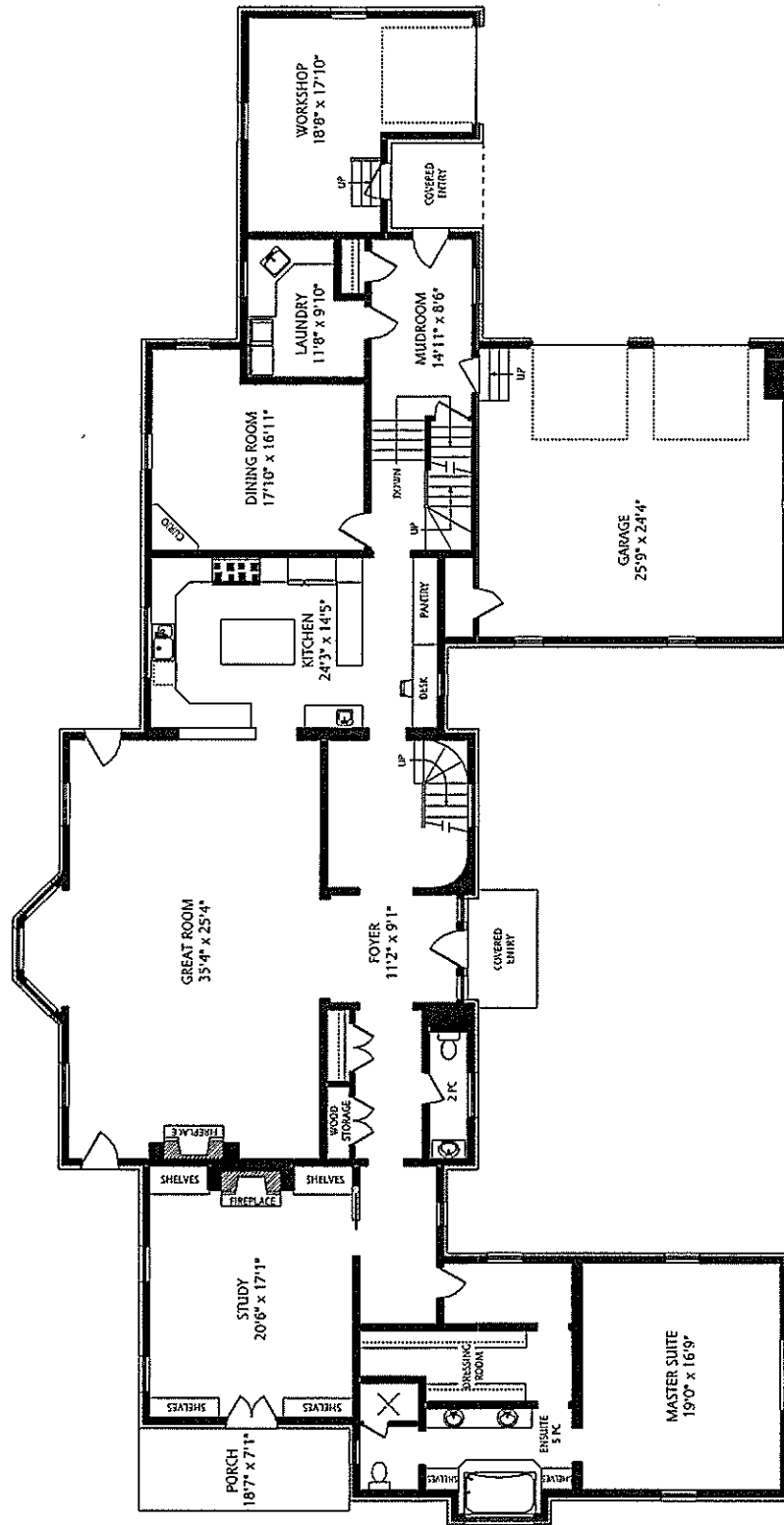
The Buyer and the Seller acknowledge and accept that all chattels and inclusions noted herein will be in "as is" condition upon closing.

Exclusions: : Any and all artwork; any audio / visual equipment and brackets; all hanging mirrors outside of the bathrooms.

The Buyer and the Seller acknowledge that any wall units, large pieces of furniture, dining room cabinets, entertainment units, and bookcases that are not noted under inclusions herein, are deemed to be freestanding, and shall be excluded from this Agreement of Purchase and Sale.

Rental Items: Water softener and hot water tank. Home security monitoring extra.

FLOOR PLANS | MAIN FLOOR



Main Floor
3700 Sq Ft

PROPERTY DETAILS | MAIN FLOOR

Grand Foyer and Side Hallways

- Terracotta tile flooring, laid on a diagonal
- Panelled front entry door with side lights & transom light windows
- Crown moulding
- Two double closets
- Two elegant arches
- Storage cupboard
- Pendant globe chandelier
- Recessed halogen lighting
- Gracious main staircase with wool runner

Powder Room

- Two piece
- Terracotta flooring
- Furniture finish custom vanity
- Shell shaped sink
- Designer wall covering
- Chandelier and wall sconce

Great Room

- Hardwood flooring
- Combined with informal dining area
- Crown moulding
- Wood burning fireplace with precast limestone-look mantel
- Bay seating alcove
- Window
- Vaulted ceilings
- Walk-out to stone patio
- Recessed halogen lighting

Dining Room

- Formal room
- Hardwood flooring

- Crown moulding
- Wainscotting
- Built-in display china cabinet
- Recessed halogen lighting

Study

- Hardwood flooring
- Crown moulding
- Wood burning fireplace
- Built-in bookcases
- French doors
- Walk-out to terrace and garden
- Two large windows
- Recessed halogen lighting

Kitchen

- Terracotta flooring
- Crown moulding
- Corian countertops
- Ceramic backsplash
- Custom raised panel cabinetry with furniture finish
- Double sink
- Centre island
- Bar area with sink
- Sub-Zero fridge
- Garland stove and range hood
- Bosch built-in dishwasher
- Panasonic built-in microwave
- Butler's pantry
- Built-in desk with leaded glass window
- Double window
- Open to Great Room
- Pendant lighting over island
- Recessed halogen lightings

PROPERTY DETAILS | MAIN FLOOR

Master Bedroom

- Broadloom
- Crown moulding
- Windows overlooking the garden

Dressing Room

- Broadloom
- Closet organizers and built-ins

Master Bedroom Ensuite Bathroom

- Five piece
- Crown moulding
- His & Her sinks and mirrors
- Double vanity
- Whirlpool soaker tub
- Separate shower
- Designer wall covering
- Built-in shelves and storage cupboards
- Large window
- Separate W.C. with limestone flooring
- Halogen lighting

Laundry Room

- Terracotta flooring
- Whirlpool washer and dryer
- Bar fridge
- Sink
- Cupboards
- Fridge
- Window

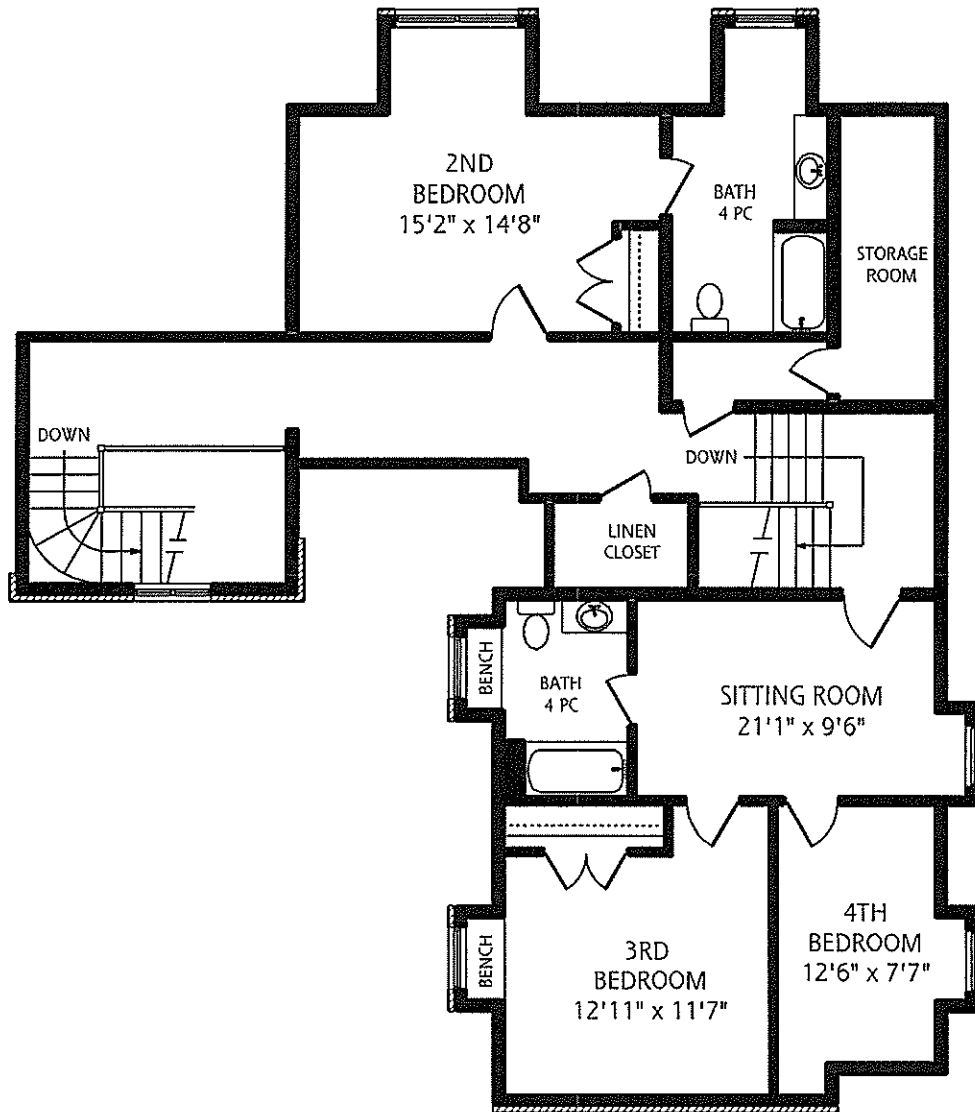
Mudroom

- Terracotta flooring, laid on a diagonal
- Covered side entry
- Window
- Dutch country panelled door
- Access to heat double car garage
- Ceiling mounted lighting
- Stairway up to Second Floor

Workshop

- Accessed from covered side entry
- Heated

FLOOR PLANS | SECOND FLOOR



1,520 Square Feet

PROPERTY DETAILS | SECOND FLOOR

Stairway & Upper Foyer

- Hardwood flooring
- Broadloom runner
- Linen closet
- Access to large Storage Room

Second Bedroom

- Broadloom
- Double closet
- Double window overlooking garden

Second Bedroom Ensuite Bathroom

- Four piece
- Ceramic tile flooring
- Corian countertop
- Built-in vanity
- Two wall scones
- Window
- Combined tub and shower

Sitting Room

- Broadloom
- Window
- Recessed halogen lighting

Bathroom

- Four piece
- Ceramic tile flooring
- Window
- Built-in vanity
- Designer wallpaper

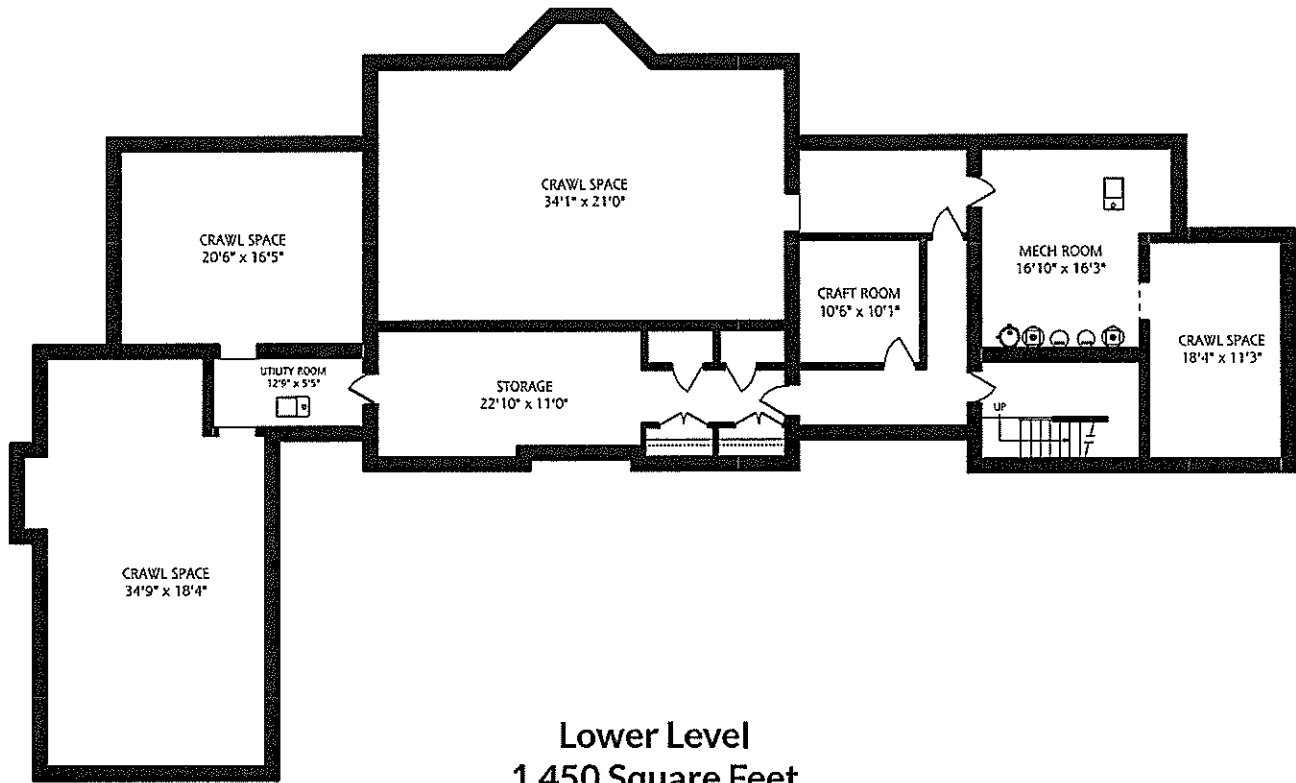
Third Bedroom

- Broadloom
- Window with built-in bench + cushion
- Double Closet

Fourth Bedroom

- Broadloom
- Window

PROPERTY DETAILS | LOWER LEVEL



- Craft Room
- Two double closets
- Two single closets
- Utility Room
- Mechanical Room
- Crawl spaces for extra storage