

FEATURES & UPGRADES

309 WAGG RD

Home Built: 1985 (40 years Old)

Drilled Well and Sceptic

Lot Size: 133.91 FT x 325.65 FT (1 ACRE)

Legal Description: PT LT 20 CON 3 UXBRIDGE PT 3, 40R6384 ; UXBRIDGE

Updates/Maintenance:

- Brand new Furnace (January 2025)
- New Roof (2022)
- New Water Softener (2024)
- Kitchen updated 2023/2024
- Sceptic last pumped out Fall 2024 (<6 months ago)
- Drilled Well - water tested every year
- Most Windows Updated 2022
- Electrical 200AMPS Circuit Breakers
- 24 FT x 24FT Workshop with Hydro and Heat (Gas) - roll up door
- Hot Tub (2020)
- Gas Hookup for BBQ

Inclusions:

- All Electric Light Fixtures
- All Window Coverings (excluding any stained glass decor)
- All Existing Appliances: S/S Fridge/Freezer, Dishwasher, Range, Microwave/Hoodvent
- Washer and Dryer (New 2024/2025)
- All Mechanical Equipment (Furnace, A/C, Water Softener, Well Pump)
- 24 FT x 24FT Workshop
- Garden Shed + 2 Garden Utility Tents
- Hot Tub (as is)
- Garage Door Openers and Remotes

Exclusions:

- All Personal Items (Furniture, Decor, Artwork Etc.)
- BBQ

FOR MORE INFORMATION, CONTACT
COLIN NOBLE AT (647) 967-7116

