



375 WILSON ROAD | ROCKLAND





Welcome to  
375 WILSON ROAD

## LIVING ROOM











## DINING ROOM

## KITCHEN & PLAY AREA











## SCREEN PORCH WITH HOT TUB







## MUD ROOM & 3-PIECE BATHROOM



## PRIMARY BEDROOM & 5 PIECE ENSUITE BATHROOM





## BEDROOMS







## GYM & MEDIA ROOM











## BACKYARD



# FLOOR PLANS



While requests are excluded from table fees, some do incur a \$100 fee plus 10% service charge, and fees cannot be considered as deposits and are subject to independent verification.



\*These figures are excluded from total sales since it is difficult to place them into categories and they would be considered as primarily and not a direct responsibility of the dealer.

## 375 Wilson Rd, Clarence-Rockland, ON

**Main Floor** Exterior Area 938.29 sq ft  
Interior Area 811.96 sq ft  
Excluded Area 576.01 sq ft



0 4 8 ft

PREPARED: 2024/01/13



While regions are excluded from total floor area in iGUIDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.

## DETAILS

Legal Description:	PT LT 17 CON 1 OS CLARENCE PT 2, 50R7441, S/T BS22605; CLARENCE-ROCKLAND
Year Built:	1992 / Approx
Property Taxes:	\$5,012 / 2023
Lot Size:	164.07 ' x 196.85 '
Parking:	1 Garage Attached, Surface parking in front of Garage
Heating:	Forced Air / Propane Gas
Cooling:	Central Air Conditioning
Inclusions:	Fridge, microwave, dishwasher, washer, dryer, hood fan, reverse osmosis water system, water softener, hot tub, 2 TV wall mounts, dining room table, all light fixtures, hooks on wall in front entry, shelves in child's bedroom, hot water tank.
Exclusions:	2 Televisions that are wall mounted, 2Freezers, gas stove, hanging light in living room, play structure in back yard



## Room Dimensions & Descriptions: (All dimensions are feet.inches x feet.inches)

### Main Level

Entry	11'11" X 8'7"	Gray Ceramic Tile, Double Clothes Closet, Pot Lights
Living Room	11'11" X 18'2"	Hardwood Flooring, Gas Fireplace(propane) with Cut Stone Façade & Ceramic Tile Hearth, Pot Lighting
Dining Room	10'1" X 9'1"	Hardwood Flooring, Pot Lights, Side door to Deck and Garden
Kitchen	16'2" X 10'5"	White Gloss Cabinets, Quartz Counters, Eat-in-bar, Hook up for gas (propane) Stove, Built in Microwave, 2 Door Fridge with Ice & Water (currently not connected), Dishwasher, Water Dispenser with Reverse Osmosis System, Hood fan (All stainless-steel appliances), Appliance Garage, Pot Drawers, Lazy Susan, Pullout Recycle/Garbage Drawer, Glass Tiled Backsplash
Eat-in-area	7'5" X 12'7"	Terrace door to Screen Porch
Screen Porch with Hot Tub Installed	13'8" X 14'6"	Wood Decking and Screened with a Door to Garden
Mud Room Entry	7'8" X 7'4"	Ceramic Tile Floor, Laundry Sink, Door to Garage and a Rear Door to Back Garden
Laundry Sink		Ceramic Tile Floor, Vanity with integrated Sink, Shower with built in Shelving
3 Piece Bathroom	7'7" X 5'11"	
Garage	20'9" x 13'7"	

### Second Level

Primary Bedroom	14'6" x 13'8"	Hardwood Flooring, Alcove Sitting area (Dressing room) with window, Walk-in-Closet
Dressing Area	8'5" x 5'11"	Hardwood Flooring
Walk-in Closet	6'1" x 7'3"	Hardwood Flooring
Bathroom 5 Piece (Cheater Ensuite)	10'11" x 10'3"	Ceramic Tile Floor, Tub/Shower, Vanity with 2 Sinks
Hallway	14'3" x 10'	Linen Closet
Bedroom	10'11" x 9'11"	Hardwood Flooring, Double Clothes Closet
Bedroom	14'4" x 9'11"	Hardwood Flooring, Double Clothes Closet
Bedroom (Office/Sitting room)	8'3" X 24'4"	Hardwood Flooring, No closet

### Main Level

Media Room/ Games Room	21'10" x 26'5"	Hardwood Flooring, Drywall ceiling, Surface mounted lighting
Storage/ Utility Room	6'9" x 12'5"	Concrete Flooring
Laundry area	11'6" x 10'3"	Concrete Flooring

## FEATURES

- Convenient propane gas furnace, stove, hot water tank (owned), fireplace as well as a direct connect to BBQ.
- Pot Lights throughout main floor
- On main floor and on stairs

## RECENT UPGRADES

- 2020 – Stainless steel dishwasher
- 2020 – Privacy hedge installed
- 2020 – Stairs to deck replaced
- 2020 – New propane line installed
- 2020 – Stainless steel gas stove with double oven
- 2020 – updated lower-level plumbing (mechanical room) and included new laundry pump plus a rough-in for future laundry sink.
- 2021 – Ductwork and vents professionally cleaned
- 2022 – Windows replaced with vinyl clad “Verdun” windows (front and side doors replaced) transferable 25-year warranty
- 2022 – Exterior hose bibs replaced with frost free extensions
- 2022 – Well pressure tank replaced
- 2022 – Septic inspected and pumped, repaired T-baffle
- 2022 – Garage insulated and vapour barrier installed
- 2022 – New clothes washer installed
- 2023 – Deck skirting installed
- 2024 – Media/Games Room ceiling installed

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Sales Representative  
**nancybenson**  
**613.747.4747**

[nancy@nancybenson.com](mailto:nancy@nancybenson.com)

direct: 613.747.4747 | office: 613.788.2556



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All the preceding information is believed to be accurate but not warranted.  
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