





Welcome to 375 WILSON ROAD

### LIVING ROOM













### KITCHEN & PLAY AREA













### SCREEN PORCH WITH HOT TUB





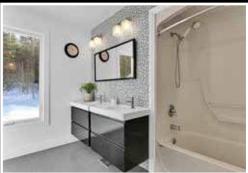


### PRIMARY BEDROOM & 5 PIECE ENSUITE BATHROOM













### **BEDROOMS**









### GYM & MEDIA ROOM















### **FLOOR PLANS**

# 375 Wilson Rd, Clarence-Rockland, ON Joe Fitter - Entire Ann. 1510 to 10 Televa - Ann. 1510 to

PREPARED SEMINOR

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# Statement (British Could) Basement (British

### 375 Wilson Rd, Clarence-Rockland, ON







#### **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 Living Room	11'11" X 8'7" 11'11" X 18'2"	Gray Ceramic Tile, Double Clothes Closet, Pot Lights Hardwood Flooring, Gas Fireplace(propane) with Cut Stone Façade & Ceramic Tile Hearth, Pot Lighting Hardwood Flooring, Pot Lights, Side door to Deck and Garden 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	
Dining Room Kitchen	10'1" X 9'1" 16'2" X 10'5"		
Eat-in-area Screen Porch with Hot Tub Installed Mud Room Entry Laundry Sink	7'5" X 12'7"	Terrace door to Screen Porch	
	13'8" X 14'6"	Wood Decking and Screened with a Door to Garden	
	7'8" X 7'4"	Ceramic Tile Floor, Laundry Sink, Door to Garage and a Rear Door to Back Garden Ceramic Tile Floor, Vanity with integrated Sink, Shower with built	
3 Piece Bathroom	7'7" X 5'11"		
Garage	20'9" x 13'7"	in Shelving	
Second Level Primary Bedroom	14'6"' x 13'8"	Hardwood Flooring, Alcove Sitting area (Dressing room) with window, Walk-in-Closet	
Dressing Area Walk-in Closet Bathroom 5 Piece	8'5" x 5'11 6'1" x 7'3"	Hardwood Flooring Hardwood Flooring	
(Cheater Ensuite) Hallway Bedroom Bedroom	10'11" x 10'3" 14'3" x 10' 10'11" x 9'11" 14'4" x 9'11"	Ceramic Tile Floor, Tub/Shower, Vanity with 2 Sinks Linen Closet Hardwood Flooring, Double Clothes Closet Hardwood Flooring, Double Clothes Closet	
Bedroom (Office/Sitting room		Hardwood Flooring, No closet	
Main Level Media Room/	<del>,</del>		
Games Room Storage/	21'10" x 26'5"	Hardwood Flooring, Drywall ceiling, Surface mounted lighting	
Utility Room Laundry area	6'9" x 12'5" 11'6" x 10'3	Concrete Flooring Concrete Flooring	

### **FEATURES**

- Convenient propane gas furnace, stove, got 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

Notes:	RE/MA
	<b>▼</b> ®



## BUY UNIQUE SELL HOMES

nancybenson 613.747.4747

nancy@nancybenson.com

direct: 613.747.4747 | office: 613.788.2556



610 Bronson Avenue, Ottawa, ON | K1S 4E6

All the preceding information is believed to be accurate but not warranted. Image on Front Cover Courtesy of Larco Homes, www.larcohintonburg.com