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

375 Wilson Rd, Clarence-Rockland, ON

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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

White 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 Laundry Sink	7’8” X 7’4”	Ceramic Tile Floor, Laundry Sink, Door to Garage and a Rear Door to Back Garden
3 Piece Bathroom	7’7” X 5’11”	Ceramic Tile Floor, Vanity with integrated Sink, Shower with built in Shelving
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, 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:

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