

PROPERTY INFORMATION

1102 Second Concession

all information displayed is believed to be accurate, but is not guaranteed and should be independently verified.

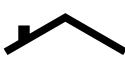
FINISHED BASEMENT	Partial
KITCHENS	1
PROXIMITY TO FIRE HYDRANT	250 ft
PROXIMITY TO FIRE STATION	26 km
PLUMBING	PVC & Copper
ELECTRICAL PANEL	200 AMPS - 30 Amps
KNOB AND TUBE	None Known
SUMP PUMP	Yes
BACKUPS?	No
UFFI	No
KITEC	No
GALVANIZED PIPES	None Known
FIREPLACE(S)	Yes
FIREPLACE TYPE	Wood
DECKING	Cement Patio
DWELLING ENTRANCE LEVEL	Step Front, Step Side, Below Grade in Garage

BILLS

- Utilities:
 - Hydro - ~\$150/month average
 - Water - ~\$200/3 month average
 - Gas - ~\$50/month average
- Taxes - \$4,914 in 2024



HOME



ROOF



WINDOWS



FURNACE



AC



HOT WATER

1979
approx

As per
Inspec.

Original

Owned
2022

Owned
2022

Owned

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Binder Real Estate
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ROYAL LEPAGE

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OVERVIEW

Almost an acre of gorgeous country living! This sprawling custom 3-bedroom, 2-bathroom brick ranch sits on a stunning tree-lined, fenced lot and offers peace and privacy with features like a 28-ft saltwater pool (2019), a one-of-a-kind wood-burning fireplace, and outdoor amenities including a playground, gazebo, and fire pit. Inside, the home combines modern comforts with recent updates such as an owned HVAC system (AC and furnace, 2022), a water heater, storm sewer pipe replacement, newly paved roads, and new light fixtures in 2024. The massive 2-car garage includes direct access to the basement for added convenience and is complemented by a side carport, while the insulated detached workshop—complete with hydro, water, a separate electrical panel, and a cement pad—offers the perfect space for a woodshop or additional storage. Opportunities like this don't come often, so don't miss your chance to own this peaceful retreat in excellent condition!

FEATURES

- Front Driveway has Motion Detection System
- Lights at Driveway Front on Timers
- Garage Lights on Timers
- Red Light Indicator for Open Garage Door
- Newly Paved Road with Walking and Bike Lanes
- Above Ground pool 2019, Salt Water (28 ft)
- All HVAC and Water Heater Owned (AC and Furnace 2022)
- Shed has Hydro and Water running to it (30 Amps), concrete pad, insulated with loft. Roof was replaced 2023.
- Gazebo included
- Fire pit with permit.
- Fully Fenced Yard
- New light fixtures throughout
- Basement finishings 2023
- Roughed partial Bathroom in basement
- Septic cleaned Fall 2018. No Issues.
- Replaced collapsed Storm Pipe 2024 - Front Driveway.
- Playground will stay.



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