

10323 Highway 62 - Property Features

C-1867 limestone church renovated to perfection! Exposed beams, soaring ceilings, deep recessed windows, hardwood floors, sunroom, and gourmet kitchen with stainless appliances. Main level master bedroom with natural gas fireplace and walk-in closet. Year-round sunroom & dining area has heated floors and garden doors to the custom stamped concrete 2-tier patio and hot tub area. Guest wing with 2 bedrooms and separate full washroom. Upper level loft bedroom overlooks the main living area, (currently used as family room), with deluxe ensuite & walk-in closet. All the modern updates including central air, central vac, natural gas heating & 3 gas fireplaces. Picturesque grounds, extensive landscaping and state of the art garage with upper loft/entertainment room and walkout to a private rear deck. A rare and exceptional offering!

- Church built in 1867, Addition approx. 100 years old
- Central air, Central vac, natural gas furnace & 3 natural gas fireplaces
- Custom stamped concrete patio (2-tier), and walkways, hot tub
- Extensive landscaping and drainage tiles installed
- Perennial gardens throughout property
- Exterior lighting in back yard gardens, front yard and flanking the driveway
- 22 screens on house replaced
- Custom front door
- Covered front porch with seating area
- Septic system (behind garage) with pump chamber up to tile bed - last pumped May 16, 2019. Installed in June 2010.
- Electrical Service - 200 amp breaker panel, updated wiring, secondary panels in garage and electronics room.
- Roof on church section & addition - 2016 - upgraded designer shingles
- Roof on addition, garage & porch - 8 years old.
- Drilled well - approx. 59 feet deep, approx 6.5 GPM flow rate (as per 2008 well flow report)
- Security system (rental) - motion detectors and door alarms
- Interior & Exterior freshly painted in 2019
- Small cemetery right beside garage - not on subject property, but they cut & maintain the grass

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MAIN FLOOR

- **Sunroom** - heated slate tile floors, custom doors, walk-out to patio area
- **Front Foyer** - Main floor laundry - with front-load Washer & Dryer (included), Walk-in closet in front foyer, Original hardwood floors - have been refinished
- **Kitchen** - galley style, travertine marble floor, stainless steel appliances - (double ovens, stove, refrigerator, microwave, dishwasher, wine fridge), granite countertops, upgraded outlets & cabinet hardware, pot lights, double under-mount sink, additional under-mount prep sink
- **Electronics room** - houses Central vac, television/satellite/internet cables, secondary electrical panel, ample storage
- **Living Room** - hardwood floors, gas fireplace, exposed hand-hewn beam ceilings (original to church), 32" thick walls, custom lighting with LED bulbs, industrial ceiling fan, custom trim & woodwork, updated insulation, drywall & flooring, stained glass window believed to be original to church - now with a thermal window on the outside.
- **Master Bedroom** - gas fireplace, walk-in closet 3'x15', hardwood floors, exposed custom beams (milled at Chisholm's mill), hidden panel for electronics wires

LOFT - 2ND FLOOR

- Loft bedroom (currently used as a family room), with exposed hand-hewn beams (original to church), gas fireplace, hardwood floors, custom lighting with LED Bulbs, industrial ceiling fan
- Deluxe ensuite bath - with air tub, marble countertops, marble floors and marble shower surround. 10mm frameless glass shower, Walk-in closet, Exposed beams.

GUEST WING - 2ND FLOOR

- Guest bedroom - carpet, lots of natural light
- Large hall closet
- Bathroom - 4 piece - vinyl flooring, pocket door, updated tub/shower
- Guest bedroom - laminate flooring, custom stained glass panel

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BASEMENT

- Concrete foundation & floor
- Oversized pressure tank, UV Light, softener, iron/sulphur system
- 200 AMP breaker panel
- 2nd laundry hookup with Washer & Dryer included
- Gas Furnace & Gas Hot Water Tank (HWT Rental from Reliance)
- Sump pump - floor drain runs to sump pump hole
- Cold cellar/storage room

GARAGE

- Double car insulated garage with woodstove, natural gas heater, insulated doors, white cedar trim and posts on stairs, white cedar stairs
- Loft Entertainment room - laminate flooring, large storage room, walk-out to rear deck
- Water line from house to garage is seasonal - so would need to be winterized for year round use.
- Secondary electrical panel