



746 Snowcrest Pl, Waterloo, ON

ADDITIONAL FEATURES/UPDATES

Basement

- Huge cold cellar was divided, one side (room) was insulated and is storage, other side is still cold cellar
- Just outside French doors of Recreation Room is a crawl space that can be closed off for outside storage
- Rough-in for propane gas fireplace
- Sewage Pump located in the Gym/Workshop

Mechanicals

- Three zone furnace: basement / left side / right side, approx. 17 years old
- In floor and above ductwork for the basement
- All propane gas, tank is a rental and is beside the shed, behind the screens
- 200amp service to house and 70amp going out to the workshop
- Solar panels on the roof go into the grid, 20 year contract with about 13 years left on it (pays .55 cents a kilowatt to about \$6,000 a year)
- There is water in the workshop and the office/storage room is heated
- Central Vac throughout the home
- Well is to the left of the workshop
- Septic bed is off the back deck area

Additional Information

- Of the total 3.62 acres 1 acre is cleared, remaining is protected GRCA
- Workshop is 30x30ft
- Shed is 10x14ft
- There is room for a pool, would go farther down the yard closer to the shed