Property Features | *12 Weneil Drive*

Age of Roof: 2010

Age of Furnace: 2008

Age of A/C: 2008

Age of Windows: 7 Years

Age of Water Heater: Rental, 2 Years Replaced

Age of Electrical: Original with Ongoing Improvements

Age of Plumbing: Original with Ongoing Revisions

Kitchen Updates: Countertops 2018

Age of Kitchen Appliances: 3 Years

Age of Laundry Room Appliances: 3 Years

Bathroom Updates: 2022

Basement Updates: Completed plus subflooring done 2002

Age and Type of Flooring: Commercial Carpet in Basement, Marble 12 years, Ceramic Tiles Original, 3 Quatre Inch Real Wood Flooring Original and 7 Years

Age and Type of Fireplace(s): 10 Years

Type of Pool (saltwater, etc): Saltwater

Age of Pool: 2006

Age of Hot Tub: 3 Years

Age of Deck: 2010

Septic Installed/Pumped: Original, updated around bed and caps 9 years, Last Pumped 2026

Back-Up Generator On-Site:NO

List of Rental Items & Monthly Cost: Water Heater around $43.70

Additional Notes on the Property:

- Additional Garage: Water, Gas and Hydro, Electric Heater, Attic Space with retractable stairs for access. 16X32, has attached pool house 10x20
- Front Lawn Septic Access
- Sprinkler System in Back
- 10x12 Custom built Garden and Storage Shed - built in 2022
- Heated Flooring: Primary Ensuite, Kitchen: Marble, Eat-In Kitchen, Laundry Room: Marble
- All windows are double hung and operable including garage windows, can all be cleaned in inside without removing screens
- Exterior Firepit is Re-Locatable
- Exterior Cladding (soffits, fascia, eavesdrop and screened eavesdrop) were completed fall of 2024 - Everlast Cladding over 3 ¾ thermal light
- Built in- 2 Gardenia 100 Foot Retractable Garden Hoses
- All Attic Insulation done 5 years
- Both Garages are Insulated
- Workbenches in both garages and Cabinetry as well
- Stand up Freezer in Basement 2 months old