

FEATURES

994205 Mono-Adjala Townline
Adjala-Tosorontio



Offered At: \$1,800,000 **Taxes: \$2,812.48**
Schools: Adjala Central PS or St. James CS,
Banting Memorial HS or St. Thomas Aquinas Catholic SS

Features

- Former St. James Anglican Church Circa 1891
- Large addition in 1951
- C1-10 zoning allows for multiple uses
- Original hardwood floors in church & great room
- Original gothic style doors in church
- Wide plank wood flooring in kitchen & loft
- Kitchen with farmhouse sink
- Stainless steel fridge & stove
- Main floor laundry
- Great room with high ceilings & oversized patio doors walk-out to deck
- Main floor bedroom with antique French doors & 3 piece bath with large, walk-in tiled shower
- Loft primary bedroom with propane fireplace & 3 piece ensuite including claw foot tub
- Workshop/Tandem room joining church and addition
- Parking for 10 vehicles
- Large lot with garden shed
- Poured & stamped concrete sidewalk & patio (2013)
- Water pump & pressure tank (2013)
- Foundation waterproofing wrap (2013)
- Stainless steel fridge & stove (2018)
- Steel Roof (2018)
- Windows & doors (2018)
- Septic (2018)
- Electrical panel with 200 amp (2018)
- Maibec wood siding (2018)

ADDITIONAL FEATURES

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Features Continued

- Deck (2019)
- Furnace (2020)
- Generac panel (2018 - no generator)
- UV light (not connected, as is)
- Hot water tank (owned)
- Propane tank (rental - \$95/year)
- Fibre optic internet available (as per Seller)

Inclusions: all window coverings, fridge, stove, clothes washer, clothes dryer, hot water tank, UV light (as is), Generac panel (no generator), garden shed

Exclusions: all lighting fixtures in retail space & workshop, crystal chandelier in stairwell

ROOM SIZES (ft)

Main Level

Kitchen: 11.65 x 20.34
Bdrm 2: 14.1 x 14.93
Church: 32.22 x 15.16

Great Rm: 20.57 x 23.46
Workshop: 11.12 x 20.57

Upper Level

Primary: 23.13 x 14.53

Mike & Sheila Mullin

Brokers

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Brenda Payne*

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Sales Representatives

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