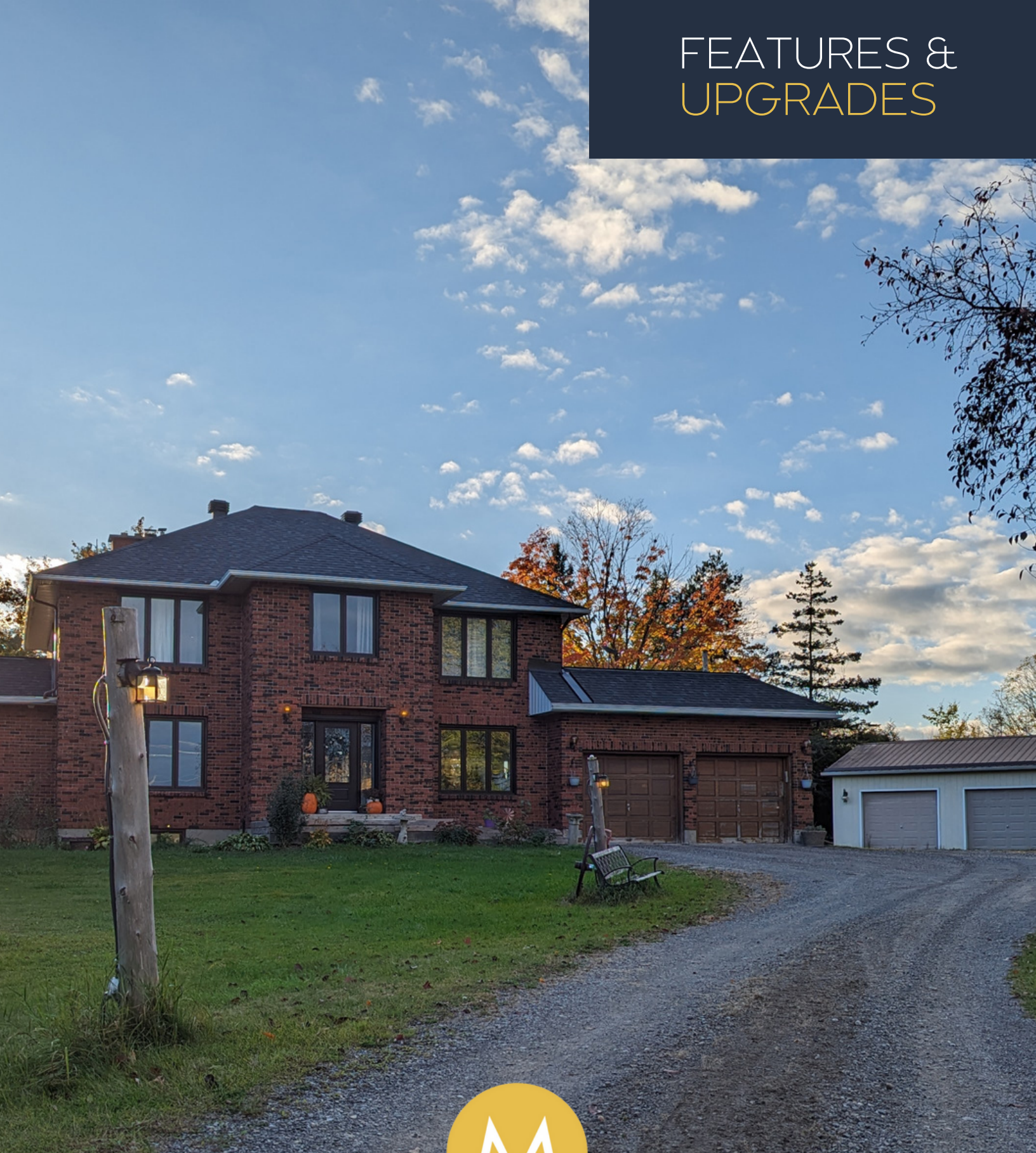


FEATURES & UPGRADES



8340 BANK ST



MODERN FARMHOUSE
- 60 ACRES



MARLAND TEAM | ROB MARLAND - BROKER OF RECORD

8340 BANK ST

MODERN FARMHOUSE

2023 Property Tax Amount: \$7,244.08

Approximate Monthly Utility Amounts:

Hydro: Between \$200-\$250/M (with hot tub running 365 days/yr)

Enbridge: anywhere from \$60-\$200/M depending on season.

General Info: Work Complete in 2021

- New electrical wiring
- New plumbing
- 29 New exterior windows, exterior doors and patio door installed
- Main roof & flat roof completely re-roofed.
- Natural gas line installed from Bank St.
- Two Hi-efficiency natural gas furnace and A/C units
 - one runs with its own Nest Thermostat for the main house and then other with its own Nest thermostat to the 'great room'
- New water filtration and softener system
- New natural gas water heater
- New septic bed (summer 2023)
- Two new sump pumps with back-up battery
- One hydro meter
- Four electrical panels
 - Two in basement (main house panel & generator automatic switch panel)
 - One 220 panel in detached 3 car garage
 - One 220 panel inside barn by entrance
- Mechanical front gate
 - Operated by 'Mighty Mule' gate opener
 - Running electricity and two back up batteries power the gate (functions for 300 cycles without hydro)
 - Opened by remote, keypad at entrance, by switch wired underground to the front door of the house
 - wifi extender runs at the gate with electricity and google nest doorbell (communication with anyone at front gate can be done on phone/tablet anywhere in the world)



8340 BANK ST

60 ACRES

FEATURES &
UPGRADES

House Info:

COMPLETE RENOVATION COMPLETED IN 2021

- House gutted down to studs & exterior walls
- New insulation everywhere
- New drywall
- All new natural gas appliances
- New kitchen with Calacatta Quartz countertop & island along with solid wood cabinet fronts.
- New electrical outlets and light switches
- Engineered wide plank white oak flooring throughout
- New tile throughout
- New pot lights and light fixtures throughout
- New fixtures/handles throughout
- New solid wood interior doors
 - two glass doors are original but refinished
- New hardwood staircase
 - Spindles and railings are original but refinished
- Four new bathrooms
- Wet bar with drink fridge



Exterior & Out Buildings:

- New underground electricity pulled on both sides of driveway to Bank St.
- New driveway posts with lights
- Resurfaced driveway with Crushed Commercial Grade Gravel
- Three car detached garage/workshop on concrete slab with separate 220V electric panel
- New 200 amp underground wiring for Hot Tub
- 800 Cedar Posts and High Tensile 5ft high Cattle fencing installed
- 12 Steel Red 6ft Cattle Gates
- 5000 sq/ft fully operational livestock barn
 - 20 ft silo
 - Barn Scraper
 - 15 sheep stalls
 - 3 Horse Stalls
 - Chicken Coop
 - Running Water
 - Separate Electrical Panel
- Four New Walk-in Shelters
- One 36 x 12 ft
- Three 12 x 12 ft
- 25 x 100 ft Hay Barn
- Separate deep water well and water pump for barn
- Insulated and heater water at barn (to avoid freezing potential so there is always a fresh water source)
- New wiring and lights for barn
- Two new 12 ft high sliding barn doors
- One wooden shed with electricity (350 sq/ft)
- One wooden shed (150 sq/ft)
- New cedar post outdoor 60 ft diameter riding ring
- Automatic water feeders in all 5 paddocks suitable for 3 seasons (winter not included)
- 150 ft Barn Maure ScraperNew motor and key (summer 2022)
- Chain is original and in good shape



8340 BANK ST
MODERN FARMHOUSE

Operation Possibilities:

- **Hatchery & Organic Egg Production:**
 - Currently 100 hens that are used to hatch new meat chicks
 - Approx. 50 chicks a month
 - Harvest approx. 6 dozen eggs daily
- **Cattle Farming:**
 - Enough hay and grazing to have up to 60 cows
- **Horse Boarding:**
 - Can board up to 40 horses in outdoor boarding
 - Can board up to 3 horses in indoor boarding
- **Sheep/Goat Farming:**
 - Enough hay and grazing to have approx. 400 sheep
 - Birthing stalls set up in barn
- **Maple Syrup Production:**
 - Fully operational sugar shack
 - 1000 sq/ft in the 10 acres of maple fields at back of property

