

144 Russell Street West, Thornbury

Utilities

Utility cost breakdown 2024 monthly averages:

Town of Blue Mountain bimonthly: \$142.00 (water)

Hydro Monthly: \$235.00

Enbridge Monthly: \$150.00

Rogers Cable Internet and TV Bundle: \$245.00

List of renovations / Improvements since June 2022:

- ☐ New hardwood floor throughout the main floor – Craft Brevik wide plank
- ☐ Lower level – luxury vinyl oak floor to match – York Hydrogen 5 – Gold coast
- ☐ Skona custom kitchen, island, basement bar, basement BR vanity and LR shelves and cabinetry
- ☐ Move laundry room from basement to mud room – cabinetry, storage closets, electrical and plumbing to accommodate
- ☐ Kitchen – quartzite tops/backsplash and remaining countertops Caesarstone
- ☐ New window coverings throughout
- ☐ New TVs and Home Theatre in the basement
- ☐ New Appliances and vent hood – fridge and wine fridge – Liebherr, DW
- ☐ Gorenja, gas oven, and range Jen-Air
- ☐ 2nd wine fridge in rec room cabinetry
- ☐ New kitchen sinks and faucet
- ☐ New washer/dryer -- Electrolux
- ☐ Upgraded incoming gas line capacity to handle new appliances, BBQ, furnace,
- ☐ Tankless hot water system
- ☐ New Central vac canister and attachments
- ☐ New salinator system for saltwater pool and robotic pool cleaner
- ☐ Security system – throughout including mud room keyless entry, sump pump
- ☐ Detector, flood detector, smoke/heat detectors, battery back up and transformer - internet enabled
- ☐ New toilets, sinks, mirrors, faucets – 2 pc BR and downstairs 4 piece BR
- ☐ Custom single glass door for basement tub/shower
- ☐ Remove all existing light fixtures replaced with pot lights throughout
- ☐ All switches and panels were replaced and upgraded
- ☐ New Ribbtrax click flooring system – garage
- ☐ New Sump pit and Ultra sump pump with battery back up and failure warning system
- ☐ Rim joist insulation and waterproof and insulate , encapsulate crawl space
- ☐ Commercial-grade air cleaner system
- ☐ New tankless hot water system – Navien

- ☐ New electrical panel 200 amps with lightning arrestor and surge protection
- ☐ Paint complete interior and exterior including outbuildings
- ☐ New roof and chimney – 10 year labour warranty – 15 year material warranty
- ☐ New driveway
- ☐ New entry walkway to main entrance
- ☐ Landscaping front and back – major clean up and renewal
- ☐ New garage door , opener and key pads
- ☐ Heated floors – mud room, sun room and downstairs bathroom
- ☐ Master BR closet – new reconfigured
- ☐ New high efficiency furnace and new central air conditioner with internet enabled controllers
- ☐ 2 Gas Fireplace -- living room and den
- ☐ Huge pantry
- ☐ Multiple storage rooms plus cedar closet in basement
- ☐ Poolhouse mechanical room
- ☐ 186 sq ft Playhouse or entertainment area in backyard with 157 sq ft workshop and/or storage – with Fridge

Additional services -- optional to continue:

- ☐ Pool opening and closing – approx. \$500 each -- weekly inspection and cleaning during the season \$100 a week – Clear Choice Thornbury
- ☐ Annual 4 application Eagle Weed Control – approx. \$850 annually
- ☐ Georgian lawn care – grass cutting approx. \$75 a cut weekly or bi weekly
- ☐ Private individual – spring clean up, fall cut down, and weekly weed control approx. \$1800 annually
- ☐ Winter snow removal – local farmer charges \$700 a season for the driveway
- ☐ Alarm service monitoring approx. \$150 a month
- ☐ Rental equipment -- Reliance Home Comfort – Furnace AC etc -- \$258.76 a month commencing Nov 2022 – 84 months – option here is for purchaser to take the rental over

The Information provided by the owner is believed to be true and accurate to the best of their knowledge. Royal LePage Locations North Brokerage and Builds by The Bay Real Estate assume no responsibility for errors or inaccuracies.

