



Address: 447 Beales Mills Road, Athens

Purchase date: May 2006

Over \$85K of improvements since purchasing home:

- 2017: Electric hot water heater, septic tank pumped in the fall
- 2015: Aluminum railing and support posts, steel door off family room, propane fireplace in family room.
- 2013: Freestanding soaker tub added with ceramic tile around new tub
- 2012: Kitchen counter, sink, faucet, backsplash, microwave rangehood, bathroom shower on main floor /vanity/sink, toilets in both bathrooms, aluminum doors with screens and windows in sunroom
- 2011: Vinyl windows on main floor and 2nd level, construction of sunroom with new steel door from house to sunroom, laminate flooring in kitchen & dining rooms, ceramic tile in both bathrooms
- 2010: Front door
- 2009: Propane fireplace in living room
- 2008: Steel roof on house and storage shed
- 2007: Propane furnace, heat pump (not currently functioning as it needs a new compressor) and woodstove (since changed to propane)
- 2006: Covered dog kennel, pressure tank, shower in 2nd floor bathroom
Painting and landscaping throughout various years in most rooms

Other important features/details:

- Main floor laundry, double staircase to the basement
- Huge oversized detached garage and multiple other storage buildings
- Very private lot set back nicely from the road
- Turn around area for ease of driving in and out of property
- Lower bedroom has no closet
- Close to Athens village for groceries/gas/LCBO/bank/restaurants/schools and only 5 min from Charleston Lake
- Covered dog kennel & fenced area