



GEORGIAN BAY GROUP
REAL ESTATE TEAM

FEATURES & BENEFITS

10 Johnston Street, Creemore

Address: 10 Johnston Street, Creemore

List price: \$514,000.00

Age of roof: 2010

Age of AC: 2017

Primary heating source: Gas furnace (house also includes a Super 27 Pacific Energy wood stove on main floor and a gas fireplace in basement) Wood stove professionally installed and bought new in 2017

Flooring types: Wood (upstairs, main), tile in bathrooms, and laminate (basement)

Appliances detail:

- Stainless Steel Frigidaire Pro (2017) gas range and fridge, Stainless Steel Frigidaire Microwave (2017), Stainless Steel LG Dishwasher, Falmec Vent hood (2019)
- Samsung front load gas dryer and washer (2018)
- Hot water tank (2017)

Utility costs (electricity, gas, etc):

Electricity averages \$56/month and gas averages \$51/month

Rented items / costs / contracts: None

Included chattels: Window coverings, satellite dish, basement fridge (works very well) and all appliances

Why buyers will love this property:

- Open concept main floor that is bright and flooded with light.
- Many renovations including kitchen and powder room
- Concrete driveway
- Very large lot, with large space between neighbour houses

- Large and private front and back yard with mature trees
- Hardwood and tile throughout home.
- Well constructed covered back deck
- Pacific Energy wood stove on main floor. Very efficient - can comfortably heat entire house if desired. 10-12hr overnight burn
- Efficient gas furnace, central air cools entire house well
- Very private back yard with covered deck, raised beds, and mature trees surrounding home.
- Quiet and friendly neighbours who take good care of their homes
- Ample storage (oversized two car garage and additional garage at back of property).
- Backyard shed/building – concrete floor, wired electrical, insulated, auto door opener
- Attached Garage has polished concrete floor, plywood walls (no dents) ample lighting, work bench, plugs every 10 ft, 100 amp electrical service, automatic door with closing sensors and entry keypad
- Custom kitchen with wood dovetail drawers, soft close hardware, under mount sink professional grade appliances and quartz counters.
- Fridge is plumbed for ice maker
- Separate coffee station/counter
- Ample pantry storage
- New electrical wiring throughout main floor.
- Partially finished basement with gas fireplace is great for a family lounge
- Dry basement – no issues with spring flooding/water table
- Private setting, quiet front yard, mature trees, peaceful