Welcome to 445 Mazerolle Settlement Rd

*Here are some additional features about this lovely property!*

* The estate has abundant blackberries, blueberries and wild mushrooms
* Lots of apple trees & oaks
* There are approx 200 – 250 sugar maples. The owner has tapped some of them. There is a wooden non-sided structure straight behind the house in the woods that was built for sugaring.
* Poplar was cut within the last 10 years. There are significant numbers of fir & spruce.
* There is a brook and spring on the property
* There is a stone smokehouse behind the garage
* Fall 2010 new roof insulation & shingles
* ’94 Double garage was constructed
* The vendor uses Explorenet for internet service
* Bell satellite tv
* ’92 Hardwood floors installed
* ’06 Submerged well pump & tank
* ’01 Osburn Woodstove
* ’92 25 yr shingles
* ’99 hot water boiler replaced
* ’07 Laminate flooring (looks like cork)
* ’08 Oil tank replaced with a Roth Canada 300 gal oil tank ($4,700) – Lifetime guarantee.
* ’07 Solar blinds installed (approx $2,000)
* ’08 Motor for central vac
* ’06 Some basement walls insulated
* ’08 metal capping for basement windows
* ’06 Back Door
* ’05 Countertop & sink
* ’09 Flashing on chimney repaired
* The oil/wood combo HW furnace runs on glycol (Vendor uses 1 tank of oil & 4 cords of wood/yr)
* The septic is concrete – replaced approx 5 yrs ago (off back corner of the garage – there is a concrete cap)

This property is registered under the FLIP program – there is a low payout. Not on Land Titles.