

Maguire Family Estate Home

A unique opportunity to own a rare gem, turn-of-the-century charm with uptown appeal. Welcome to the new-meets-old home that harmonizes design, modern luxury, sustainable living and efficiency replete with the charm of yesteryear. Meticulous refinement was given to the thoughtful preservation of the original building while enhancing its original structure and envelope. This home exemplifies thoughtful restoration while embracing the innovative building technologies of the 21st century.

Lot

- The home is set back from the road about halfway on the lot providing privacy, peace, and quiet.
- The lot is about 1.630 acres. This is the perfect place for children or dogs to play and enjoy life in the outdoors.
- Agricultural zoning allows for green house Good and fertile soil will provide unending possibilities for gardening and recreation of all types.
- There are many trees on the property which provide plenty of shade and give the property a feeling of serenity.
- 3500 sq ft of quality Interlock pavers were installed in the walkways and parking lot between the garage, home, and pool area.
- New swale has been created on the north and east side for drainage.
- New drainage has been installed around the house.
- All grassed areas have been graded and seeded as necessary.
- Hot tub (Artic Spa) complete with a new cover on a generous interlock patio which can be accessed through the rear patio door.
- New 16 x 32 saltwater pool 8.5 ft in the deep end.
- The pool deck is constructed of high-quality interlock stone complete with an iron fence around the perimeter.
- The change room is at one end of the pool and the pool equipment building is at the other end. Both have electrical installed to enable pool servicing or a sound system.
- The pool has been landscaped with shrubs around the perimeter to provide privacy.
- Wraparound veranda at the front and side of home.
- Deck on the south side of the home facing the pool can be accessed from the south side patio door

Main House

This home has been completely restored to its original condition. The original part of the home was built in 1875. The front part of the home was built in 1911. When the home was undergoing restoration, Giovannitti Structural Design Ltd. was engaged to survey the structure of the home. Recommendations were made and all necessary improvements were implemented and reinspected.

All new Mason windows and doors were installed throughout the whole house. There are many windows in the home to provide ample light. This is a bright home and when the sun is shining the ground source heating system does not come on.

- A new roof was installed using asphalt shingles with a fifty-year warranty.
- The soffit and fascia were restored to their original specifications.
- New siding was installed to the original specification on the rear of the house.
- The brick finish on the front of the home was restored to its original condition.
- The walls of the home are insulated with ROCKWOOL insulation.
- The attic has a generous amount of blown-in insulation.
- All the interior doors are solid wood and were installed using ball bearing hinges and up-graded hardware.
- $\frac{3}{4}$ inch plywood was placed over the original heavy wood floor through out the whole home.
- The heating system consists of a Geo-Thermal ground source heat pump that will provide heat in the winter and cooling in the summer. It also heats the hot water. The heating system also has all new duct work installed throughout the home.
- A 200-amp electric panel is installed c/w all new copper wiring throughout the home.
- All new over-sized copper plumbing in whole home.
- Both sets of stairs going up are maple hardwood.
- New upgraded Maple railings c/w upgraded attachment hardware.
- Internet has already been installed.

Basement

- New spray foam Insulation was used in the basement and it was also covered with a fire retardant as per building code.
- New ABS drainpipes are throughout the house.
- Air exchange system is installed in the basement.
- Oversized cold water pressure tank.
- New Giant 60-gallon hot water tank.
- New water treatment system.
- New GEOTHERMAL ground source heat pump heats/cool the home/heats the Hot Water Tank
- New floor drains and sump pump installed.
- Floor painted to control dust and keep floor clean.
- New window wells installed on the basement windows.

Main Floor

- There is a living room / dining room in the front, new kitchen/ rec- room in the rear.
- The downstairs bathroom - laundry room is c/w a generous shower and has a washer/ dryer installed with very good ventilation.
- The shower has ceramic tile on the walls complete with a Schluter membrane.
- All of the tiled areas have Schluter installed under the tile.
- All ceilings were leveled to provide a perfectly flat finish.
- Freshly painted throughout (three to four coats of paint)
- All the trim was upgraded to give the home an appealing modern look.
- Maple hardwood is installed in the areas not tiled. This hardwood is the same as the original hardwood. These floors are finished after they are installed with an extremely hard finish to prevent scratching from animals.
- In the kitchen all the appliances are of the highest quality.
- Wall oven microwave combination can have the oven divided in two cooking areas. The induction cook top has a knob that can be moved from dial to dial for easy heat control.
- High end range hood is vented to the outside to keep the kitchen area free of cooking odours and grease.
- The dishwasher is a new Samsung.
- The fridge is Samsung.
- All of the kitchen cupboards have soft close drawers and doors.

- A large island with a double sink was installed which provides a large countertop for baking and other activities.
- A small desk area is located under the window for a laptop or any other small appliances.
- The counter tops are made of 3cm thick Calacatta quartz.

Second Floor above the rec-room/family-room

- Third bedroom or small getaway area for a young person, office, yoga studio, with 3-piece bath (stand-up shower)
- It has the same hardwood and other finishes as per the rest of the home.
- Two large dormer windows supply plenty of light.
- This section of the house is insulated with spray foam insulation.

Second Floor above the main house

- Consists of two bedrooms and a bathroom.
- All flooring is Maple hardwood except for the bathroom which is ceramic tile complete with Schluter underlay.
- The bathroom has a ceramic tile shower c/w Schluter membrane.
- Large deep soaker tub was installed in the bathroom.
- The bathroom can be accessed from the master bedroom through a sliding privacy door.
- The master bedroom has a walk-in closet c/w a sliding barn door.
- The second bedroom in this area is large and has plenty of extra space for a office desk or exercise equipment.

Garage

- Oversized garage new inside and out
- Completely insulated, drywalled, and trimmed as if it were a home. Perfect for hobbies or just park your car and store you toys in a nice environment. New double garage door and opener.

Well and Septic System:

- The well is 157 ft deep and has a new Myers pump, piping and electrical from the bottom of the well to inside the house. A new pit-less adapter as well. The pump is set at 135 ft. and delivers 11 Gallons per minute to the home. A water sample was sent for testing on the 16.02.2021. The test came back 0 for e-coli and 0 for coli.

- The septic system is more than 5 years old. It has risers installed to the surface for easy servicing and an effluent filter was installed on the outlet pipe leading to the tile bed. The tile bed was inspected and found to be in good condition.