

Property Features of 75 Valentia Rd

North Valentia Schoolhouse

Built in 1898

- ◆ Main room is 30x40 ft. Open concept other than the original cloak rooms.
- ◆ Lights in the cloak rooms (kitchen and office) are large bell shaped pendant lights from Pottery Barn
- ◆ New lights/fans in main room
- ◆ 14 ft tongue and groove ceilings
- ◆ Wainscoting
- ◆ Cast iron stove is 5 years old and WETT certified
- ◆ 8 large windows replaced in 2015
- ◆ Original stained glass has been repaired by owner and double glazed storms have been fixed to the exterior
- ◆ Kitchen was built approximately 12 years ago. Solid wood doors, granite countertops, stainless steel appliances (fridge, stove, dishwasher, washer and dryer included). Propane range is new
- ◆ Solid wood doors throughout main and upper level
- ◆ Attic - Addition was designed to provide access to the attic. Old insulation was removed and spray foam insulation installed in 2014. Also 30x40 ft with 14ft to the peak
- ◆ Schoolhouse basement has a workshop area on one side and the other side is finished with a small rec room and adjoining bedroom.

Addition

Built in 2002 Timeless Restoration from St. Jacob's Ontario designed the addition and provided the beam structure which is load bearing. Beam structure was a 1880's house from the K-W area.

- ◆ 25x35ft
- ◆ Floors are reclaimed pine throughout
- ◆ Floors and staircases by Oaken Door
- ◆ Private master area which contains bedroom, laundry and 4 piece bathroom
- ◆ Master has access to large wrap around deck
- ◆ Master bathroom has Corian countertop, jacuzzi tub and heated ceramic tile
- ◆ Two upstairs bedrooms each have private 3 piece bathroom
- ◆ Loft area overlooks seating area
- ◆ New wood stove in seating area (WETT certified)
- ◆ Wrap around wooden deck on addition
- ◆ Walkout basement was finished in 2013 - cork flooring, 4 piece bathroom with heated tile,
- ◆ Radiant gas fireplace
- ◆ Walkout to stamped concrete patio
- ◆ Water softener and filtration system (UV light)
- ◆ Extensive perennial gardens and vegetable garden with decorative greenhouse
- ◆ Small shed
- ◆ Metal roof, internet tower and more

