

WELCOME TO

16 Anson Street



Minden Village

INFORMATION PACKAGE



**Schedule B
Agreement of Purchase and Sale**

This Schedule is attached to and forms part of the Agreement of Purchase and Sale between:

BUYER: and

SELLER: **Kerrie Durand and Steven Magee**

for the property known as **16 Anson Street, Minden**

..... dated the day of 20.....

The Buyer agrees to provide the deposit in the form of a certified cheque, bank draft, electronic fund wire transfer or as a direct deposit into the RE/MAX Professionals North, Brokerage Real Estate Trust Account within 24 hours of the acceptance of this Agreement. Funds can only be wired/deposited to our Trust Account on accepted offers. Please do not wire/deposits funds on offers that have not been accepted.

The deposit holder, RE/MAX Professionals North, advises that the Real Estate Trust account in which the deposit for this transaction ('the deposit') shall be placed attracts interest at a variable rate, calculated using the Bank of Canada prime rate, minus between 2.25% and 3.25% dependent upon the combined total of all monies in the real estate accounts for the same period. All interest earned by the monies held in the Real Estate Trust Account shall be retained by RE/MAX Professionals North.

All direct deposits must be certified or bank draft. NO CASH OR EMAILED DEPOSITS. In the event of a Mutual Release, or for Excess Funds, the Buyer and Seller acknowledges the deposit will be returned after the full bank clearing period. This period will start the next banking day after receipt of the deposit funds. For bank drafts, wire transfers or direct deposits, the period is five (5) banking days. For others, the period is twenty (20) banking days.

WIRE DEPOSITS: If Wiring funds, please add additional \$17.00 to cover the service charge. Otherwise, deposit will be \$17.00 short.

BRANCH DEPOSITS: If Direct Depositing the CERTIFIED funds into our Trust Account from any RBC Branch, the \$17.00 fee is not required.

For the purposes of this Agreement, the terms "banking days" or "business days" shall mean 11:59 p.m. any day, other than Saturday, Sunday and Statutory Holiday recognized in the Province of Ontario.

The parties hereto consent and agree to the use of electronic signature pursuant to the Electronic Commerce Act 2000, S.O. 2000, cl 7 as amended from time to time with respect to this agreement and any other documents respecting this transaction.

Subject to any exceptions set out or prescribed in the Prohibition on the Purchase of Residential Property by Non-Canadians Act S.C. 2022, c. 10, s.235, (statute), the Buyer represents and warrants that the Buyer is not now, and on completion will not be, a non-Canadian under the non-Canadian provisions of the Prohibition on the Purchase of Residential Property by Non-Canadians Act S.C. 2022, c. 10, s.235, which representation and warranty shall survive and not merge upon the completion of this transaction.

This form must be initialed by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S): 

INITIALS OF SELLER(S): 

16 Anson Street, Minden

SCHEDULE “C”

PT LT 12 PL 1 ANSON AS IN H241795; MINDEN HILLS

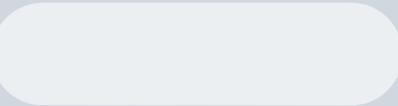
INCLUSIONS

- - Fridge
- - Mini Portable Dishwasher
- - Oven/stove
- - Microwave
- - Washer and dryer
- - Outside Deck Furniture
- - Kitchen Island
- - BBQ

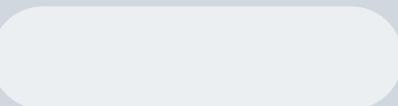
EXCLUSIONS

- None

BUYERS INITIALS



SELLERS INITIALS



SCHEDULE “D”

PT LT 12 PL 1 ANSON AS IN H241795; MINDEN HILLS

Schedule “D”

IMAGE from Geowarehouse

PT LT 12 PL 1 ANSON AS IN H241795; MINDEN HILLS



NOTE:

This is NOT a survey but a copy of a Geowarehouse image.
It is provided for INFORMATION purposes enlarged for
legibility and in no way represents the original legal survey.

BUYERS INITIALS

SELLERS INITIALS

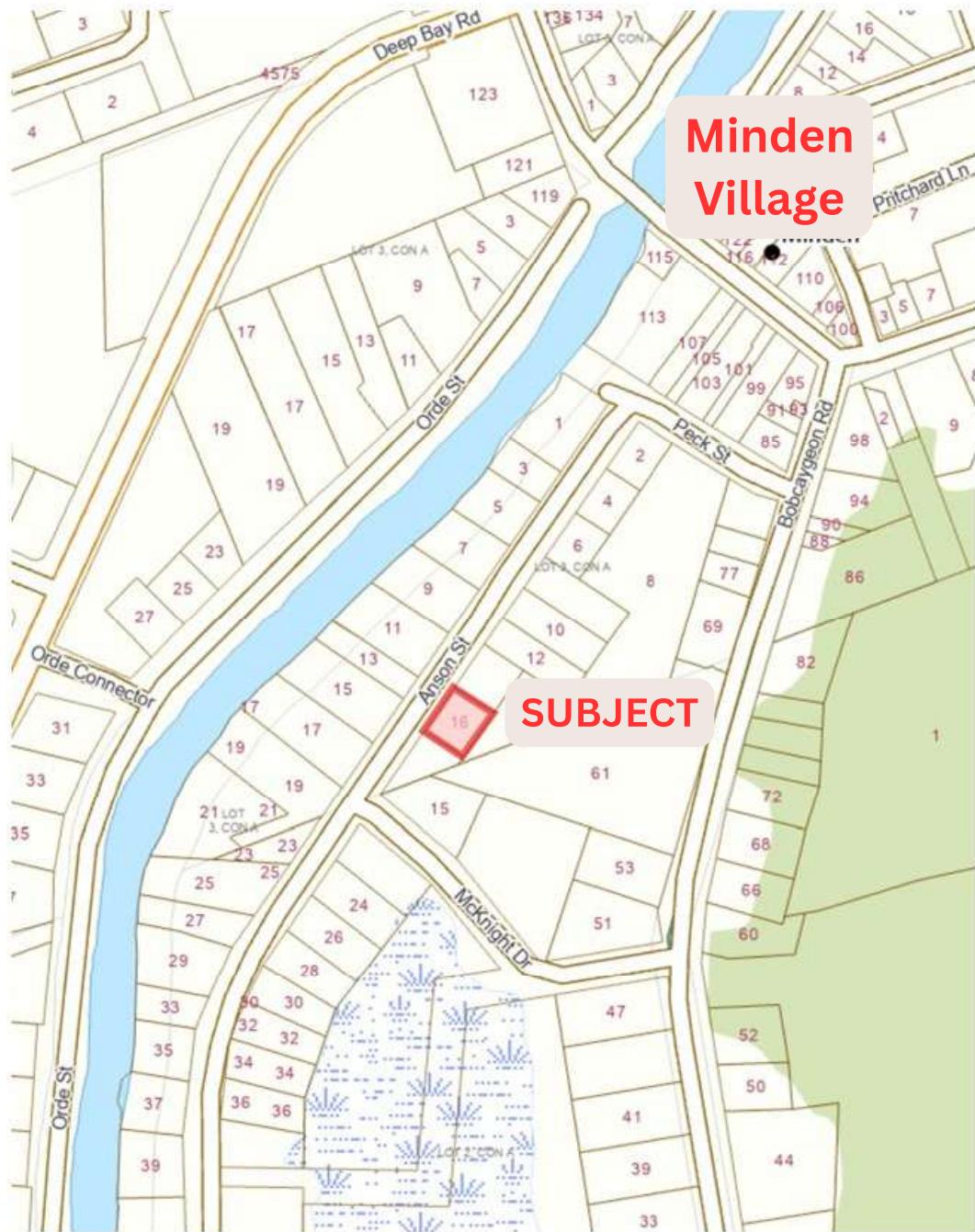
ANNUAL COSTS

- 2025 heating costs (propane) = \$2,400 +/-
- Propane tank rental = \$168.37 annually billed in September
- 2025 hydro cost = \$1,500 +/-
- 2025 snow plowing = \$300
- 2025 utility costs (water & sewer - depends on use) = \$1,400
- 2025 municipal taxes - \$1,370

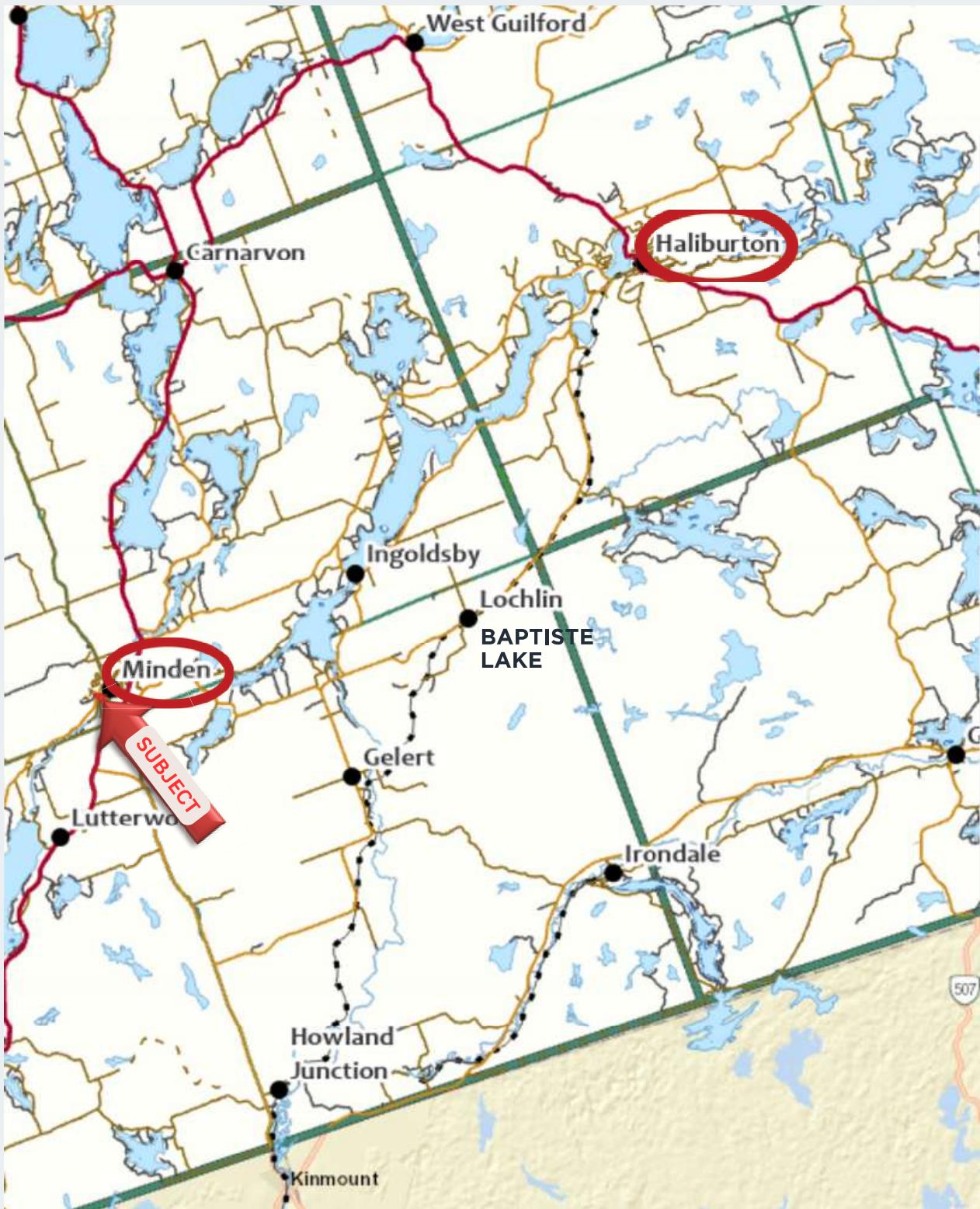
HISTORY & IMPROVEMENTS

- 2018 Crawl space (the framed, insulated part) raised & added
- 2026 Flooring in Living Room
- 2026 Several rooms newly painted
- 2026 Bathroom vanity top painted as well as bathroom
- 2026 Drywall repaired in several places and painted
- 2026 Doors removed and door jams painted at entrance
- 2026 New door handle on main entrance door replaced
- 2026 New sump pump

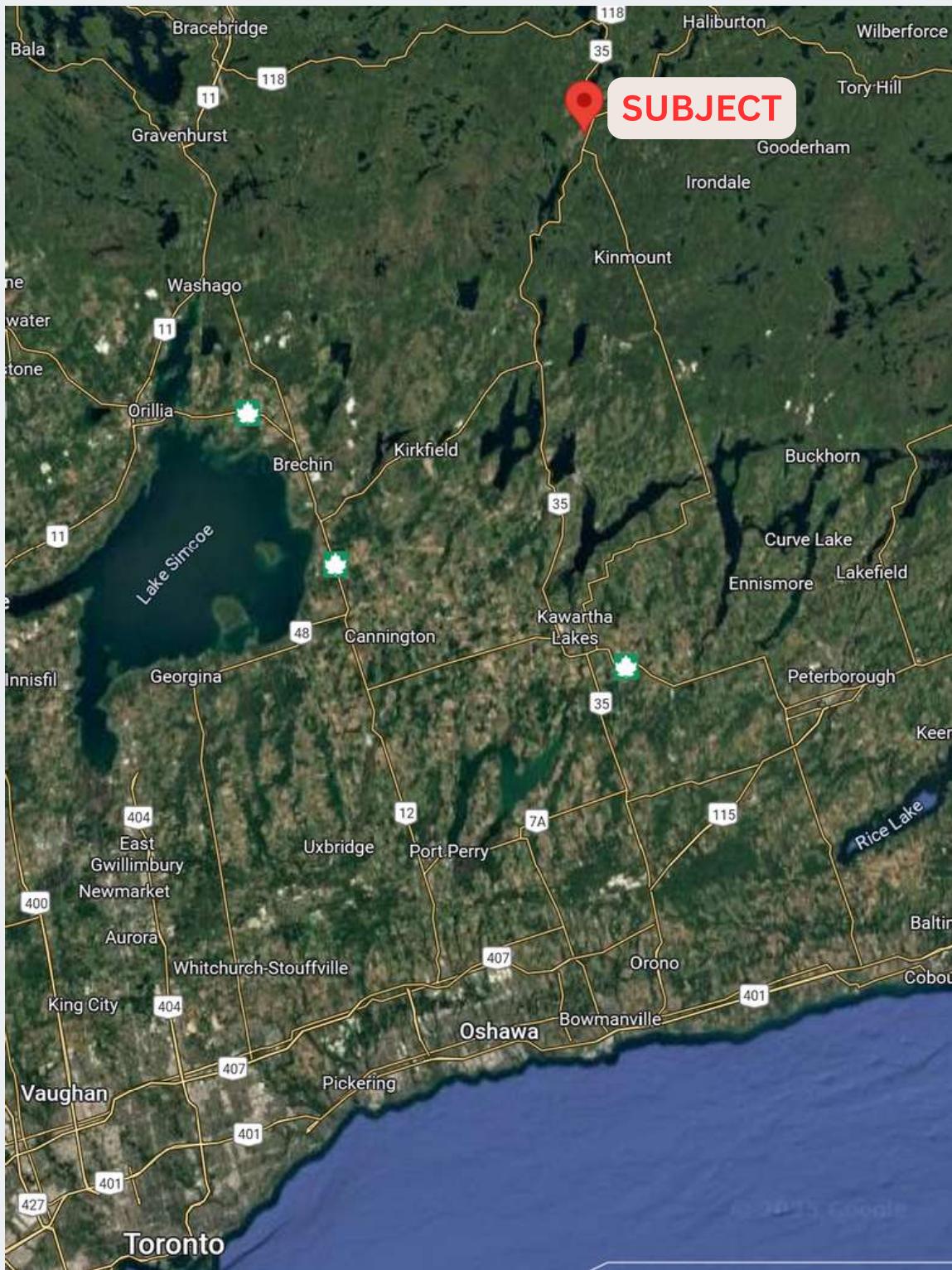
LOCATION MAP



AREA MAP

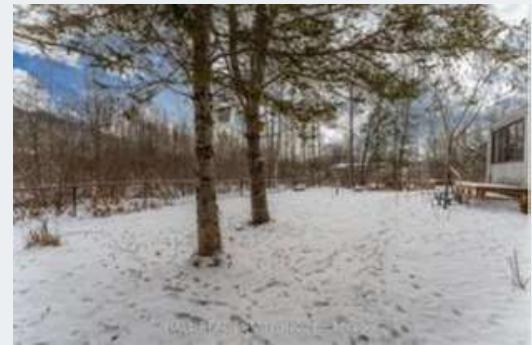


LOCATION FROM GTA



DRONE VIEWS





BROUGHT TO YOU BY

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DUCHENE**
REALTOR®

 705 457 0046
 vince@vinceduchene.ca
 vinceduchene.ca

EXPERIENCE, *It Matters*