

WELCOME TO _____

24 Anson Street



INFORMATION PACKAGE



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

BUYER:, and

SELLER: Chelsea Daynes Smallwood and Nolan Joseph Flood

for the property known as 24 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/deposit 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, c1 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): 

24 Anson Street

SCHEDULE "C"

LT 3 PL 594; MINDEN HILLS

INCLUSIONS

- - Fridge
- - Dishwasher
- - Oven/stove
- - Microwave
- - Washer and dryer
- - Backyard climber
- - Kitchen table and chairs
- - White dressers in master bedroom
- - Bedside tables in master bedroom
- - Living room TV
- - Apple TV in living room

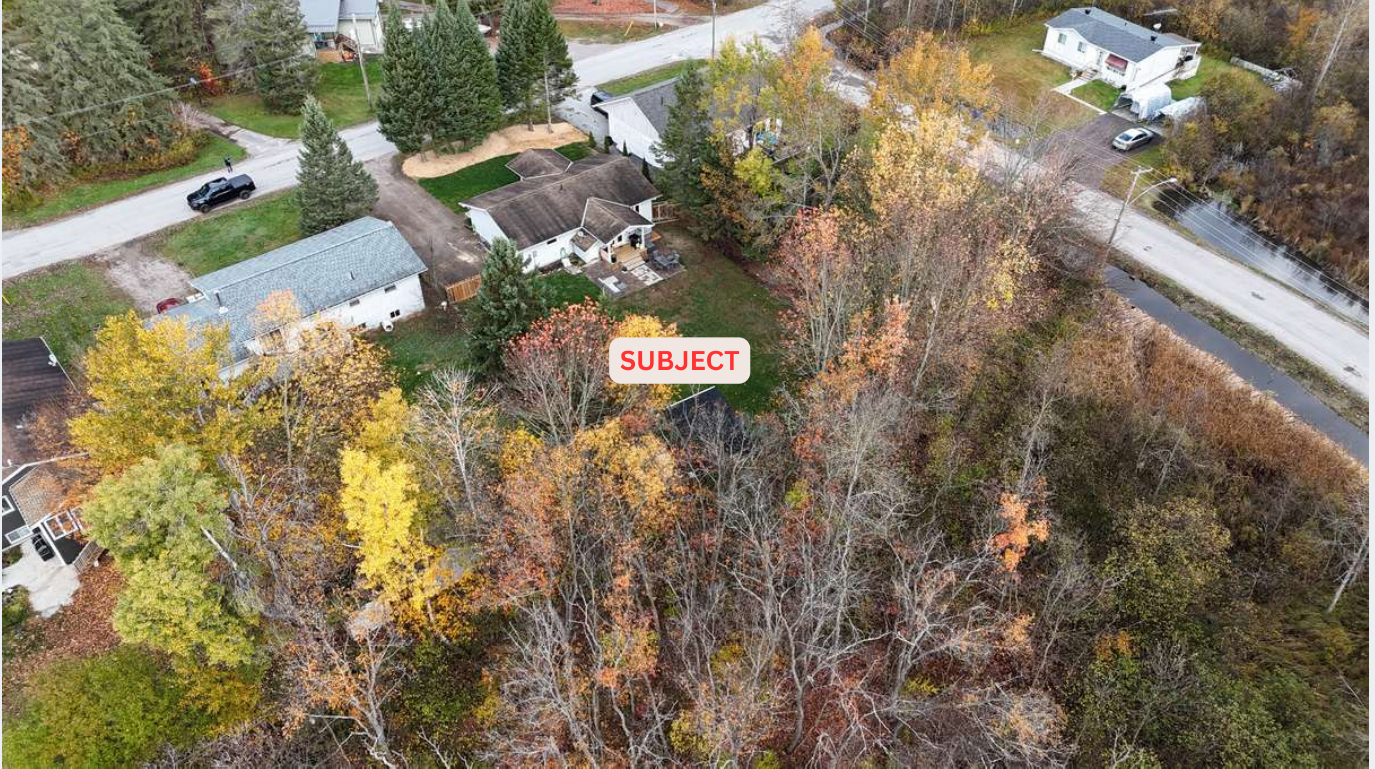
EXCLUSIONS

- - Pizza oven
- - Air fryer
- - Bar stools
- - Desk
- - Off-white dresser and bedside table in spare room
- - Bed in spare room
- - Bed in master bedroom
- - Couches
- - Side tables in living room
- - Mini fridge
- - Hall tree by back door
- - Garbage/coffee bar cabinet
- - Master bedroom TV
- - Cube shelf in master bedroom closet
- - Blanket ladder
- - Outdoor patio furniture
- - Contents of the shed (work benches)
- - BBQ
- - Hot tub
- - Chest freezer

BUYERS INITIALS

SELLERS INITIALS

Drone Views



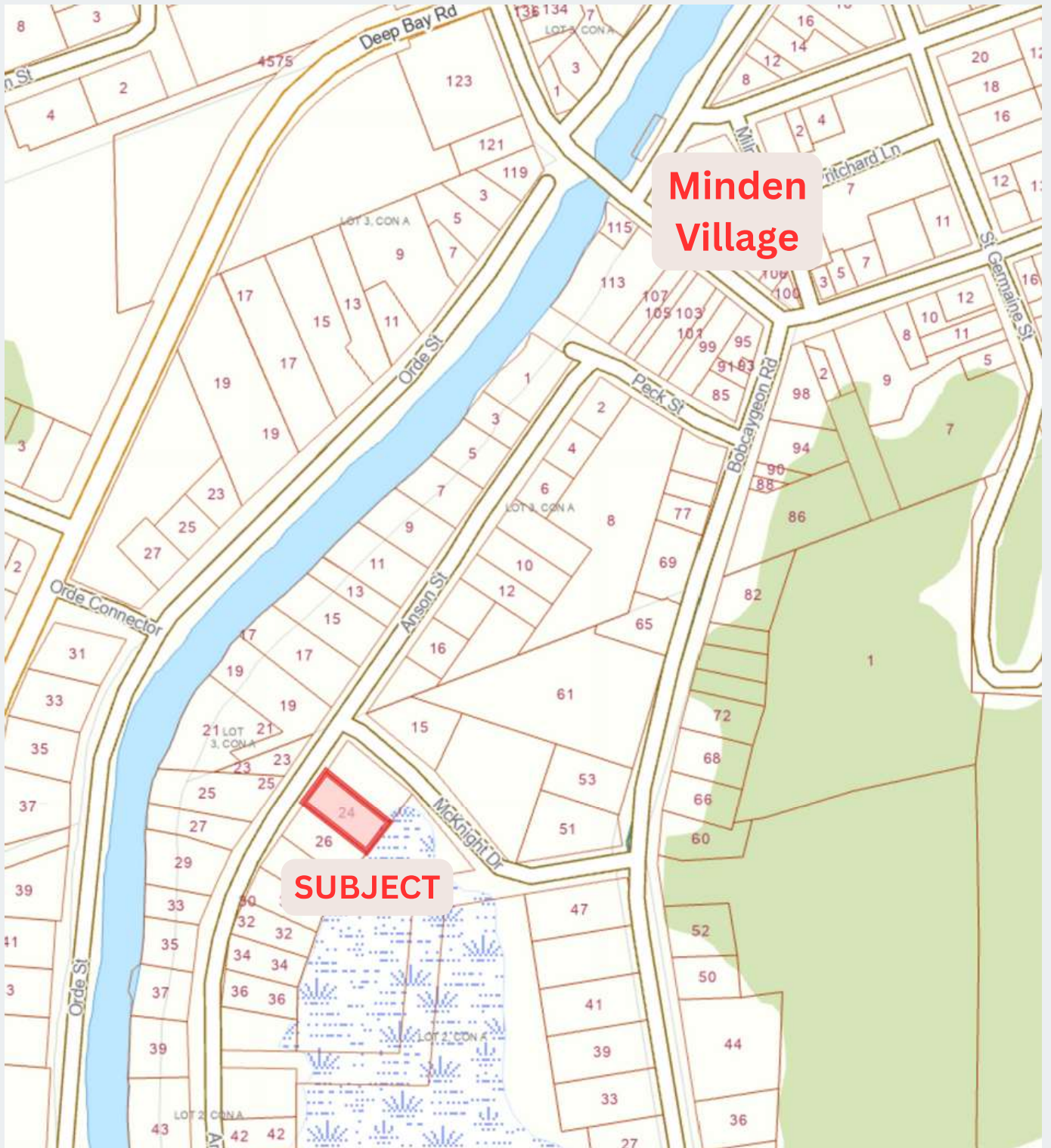
ANNUAL COSTS

- **Electrical panel is 200 amps and is a breaker panel**
 - **2024 heating costs (propane) = \$1,744.03**
 - **2025 heating costs so far (propane) = \$1,717.28**
 - **2025 propane tank rental + tank monitor = \$197.75**
 - **2024 hydro cost = \$1,425.86**
 - **2025 hydro cost so far = \$1,666.00**
 - **2025 HWT rental from Reliance Home Comfort = \$256.80**
 - **2025 township utility costs (water & sewer) = \$907.85**
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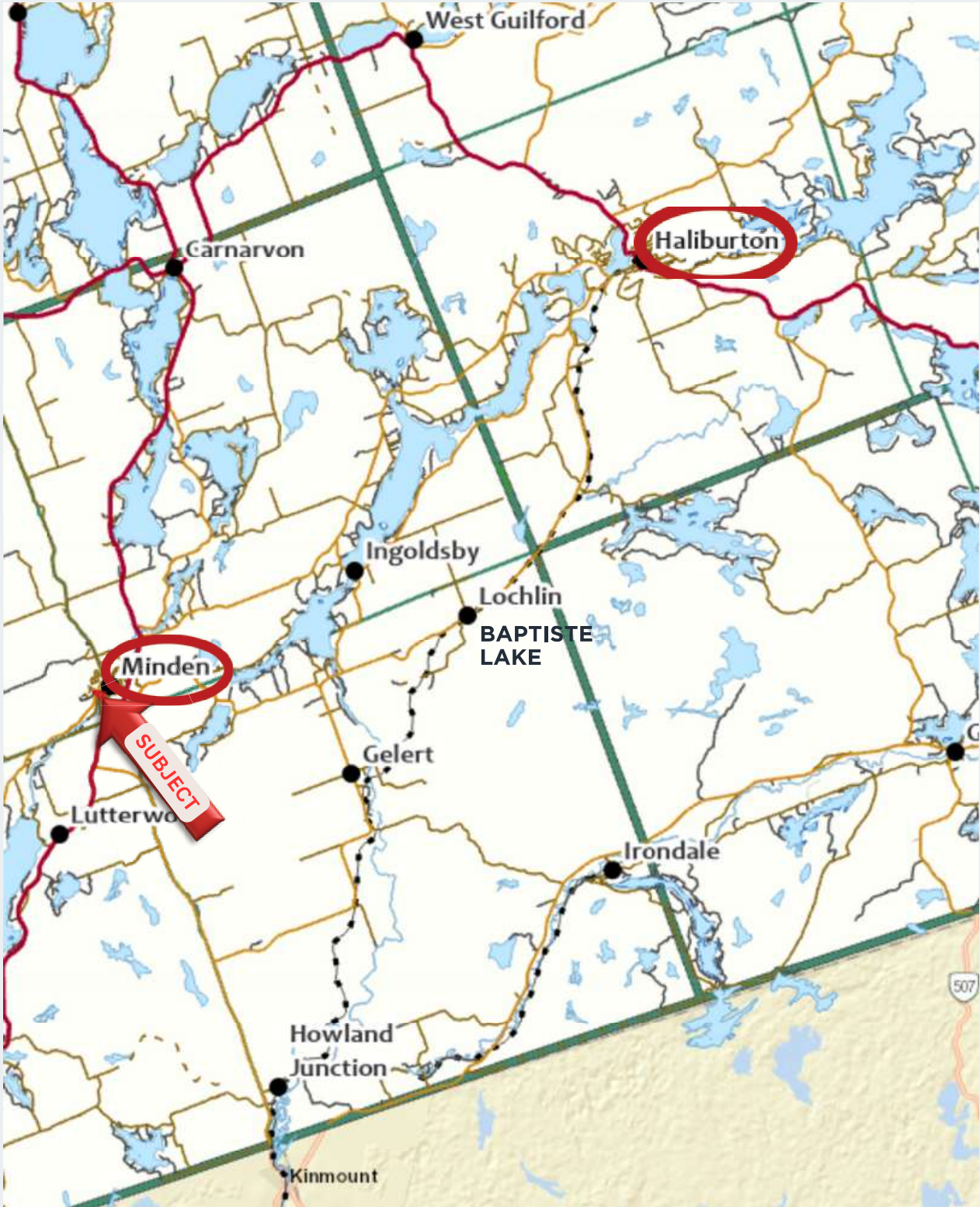
HISTORY & IMPROVEMENTS

- Front porch (August 2024)
- Kitchen upgrade (October 2025)
- Bathroom renovation (September/October 2023)
- Bar top (September 2023)
- Closet and half wall in entry way (September 2023)
- Shed (October 2022)
- Front deck (November 2024)
- Backyard patio/rocks (Summer 2024)
- Front yard sod, wood chips, gardens, walkway (September 2025)
- New flooring and wall paint (Summer 2022)
- Closed in fireplace in living room (Summer 2022)
- New windows and doors (Fall 2022)
- New interior doors (October 2025)
- New baseboard and trim (October 2025)
- Murphy bed in spare room (April 2025)
- HRV system (Summer 2024)

LOCATION MAP

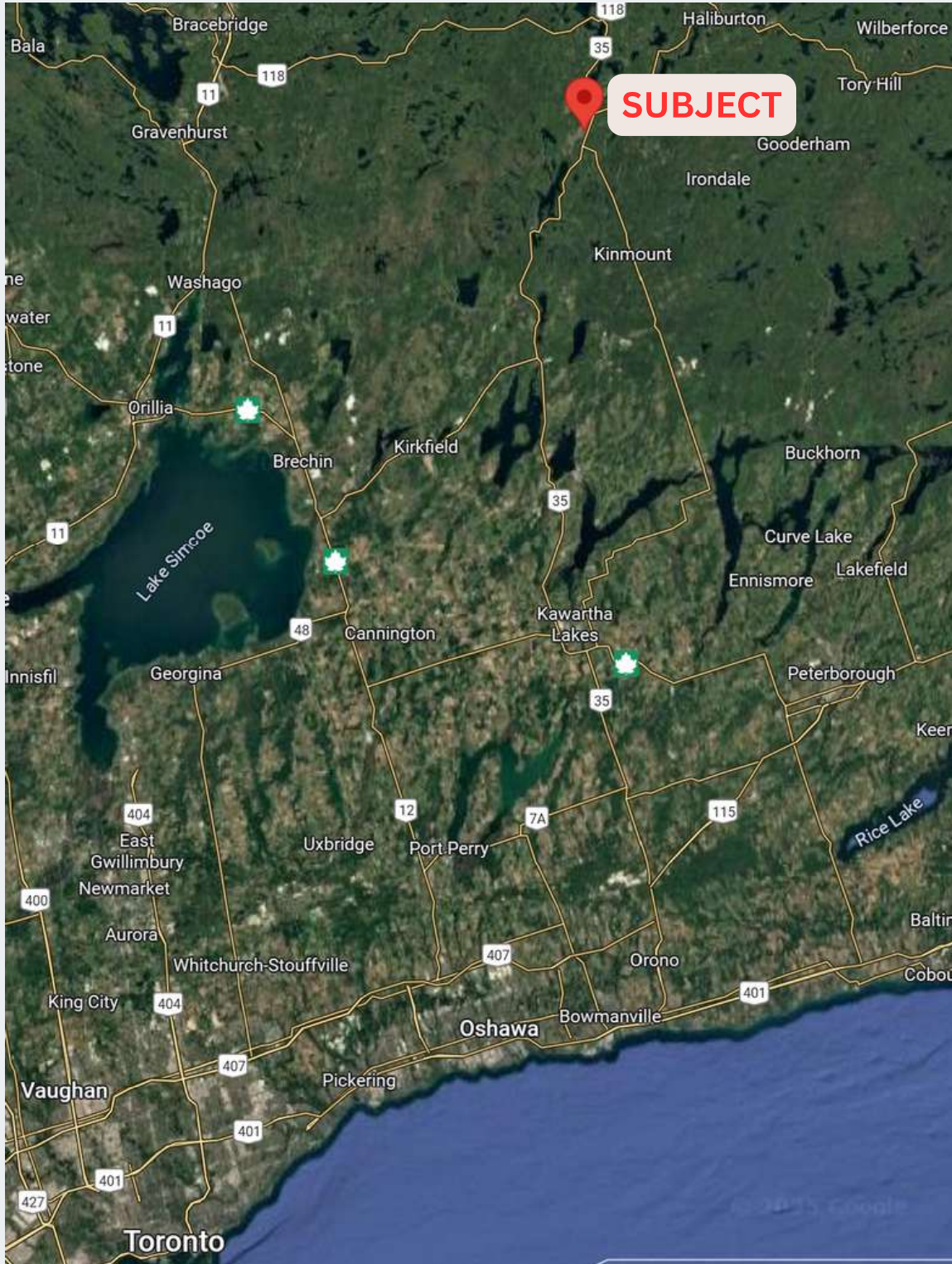


AREA MAP



24 Anson Street, Minden

LOCATION FROM GTA





BROUGHT TO YOU BY —

**VINCE
DUCHENE**

REALTOR®

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EXPERIENCE, *It Matters*