

LISTING DETAILS:

153 NAPOLEON Street, Eugenia, Ontario N0C 1E0

Beds: 4 (2 + 2)

Baths: 2 Full

Includes: Kitchen and a Kitchenette, in-law or income potential!

Built: 1979

Pool with composite decking surround: 2007

Increased insulation in Attic: 2016

Roof: 2016

Washer/Dryer: 2017

Deck: 2020

Owned Hot Water Tank: 2022

Water: 120 Ft Drilled Well located South East on the property

- Water softener 2014

Sewer: Septic System located North (back yard), lids are under the gravel directly behind the home. Last pump out was June 2020.

Utilities:

Internet (Eastlink, high speed)

Hydro One: approx. \$1,930/year

Propane for fireplace - Sparlings Tank Rental; \$79+tax per year, recently filled July 2022.

Cost to fill from empty is approx. \$440 @ \$1.0499/litre

Location:

3 min drive to Top O'The Rock (store, LCBO, bakery, deli)

9 min *walk* to Eugenia Falls and Bruce Trail

3 min drive/16 min *walk* to Lake Eugenia Public Beach and Boat Launch

11 min drive to Beaver Valley Ski Club

28 min to Thornbury

1 hr 33 min to Toronto Pearson International Airport

Near by: trails for hiking, ATV, ball diamond, park and more!



Lake Eugenia Public Beach and Boat Launch