



1032 William Mooney Road

Carp



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Located in the peaceful Carp countryside on 23 acres of wild flowering meadows, hay fields and mature majestic forest is this quality custom built bungalow that has been lovingly cared for and substantially updated and upgraded throughout. Featuring 3 bedrooms, 2 bathrooms, professionally finished basement and oversized 2 car garage. The sun filled, open concept main floor boasts rich hardwood floors, spacious eat-in kitchen with an abundance of cabinetry and access to the raised deck. Large primary bedroom with oversized closet. Features a maple sugar shack for those wishing to make their own maple syrup



PROPERTY FEATURES

- Located on 23 acres
- 3 bedrooms, 2 bathrooms
- Substantial updates throughout
- Large Primary bedroom with oversized closet
- Professionally finished basement
- Oversized 2 car garage
- Year Built: 1975
- Taxes: approx \$3717 2024
- Average yearly utility costs:
Heat: \$1260
Hydro: \$1659.27



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Property Inclusions:

- Fridge
- Stove
- Hood Fan
- Dishwasher
- Washer & Dryer
- All Window Coverings
- Auto garage door opener
- Water Treatment System
- HRV
- Sump Pump & Battery Backup



Room Dimensions:

Main Level:

- Foyer 13'2" x 7'11"
- Living Room 20'1" x 11'10"
- Dining Room 11'1" x 10'6"
- Kitchen 13'11" x 10'9"
- Family Room 6'1" x 5'7"
- Mud Room 4'1" x 3'8"

- Primary Bedroom 13'1" x 10'9"
- Bedroom 11'8" x 9'9"
- Bedroom 9'3" x 8'3"
- 4pc Bath 10'9" x 6'11"

Basement:

- Rec Room 21'10" x 15'9"
- Office 13'0" x 7'4"
- Wet Bar 8'1" x 5'6"
- Laundry 13'0" x 8'1"
- 4pc Bath 10'9" x 4'11"
- Utility Room 19'10" x 10'9"



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RECENT UPDATES

- Driveway paved - July 2024
- Windows upstairs: replaced all thermal pains - 2019
- Roof - 2015 (approx)
- Gas hot water tank installed - 2014
- Gas furnace installed - 2010



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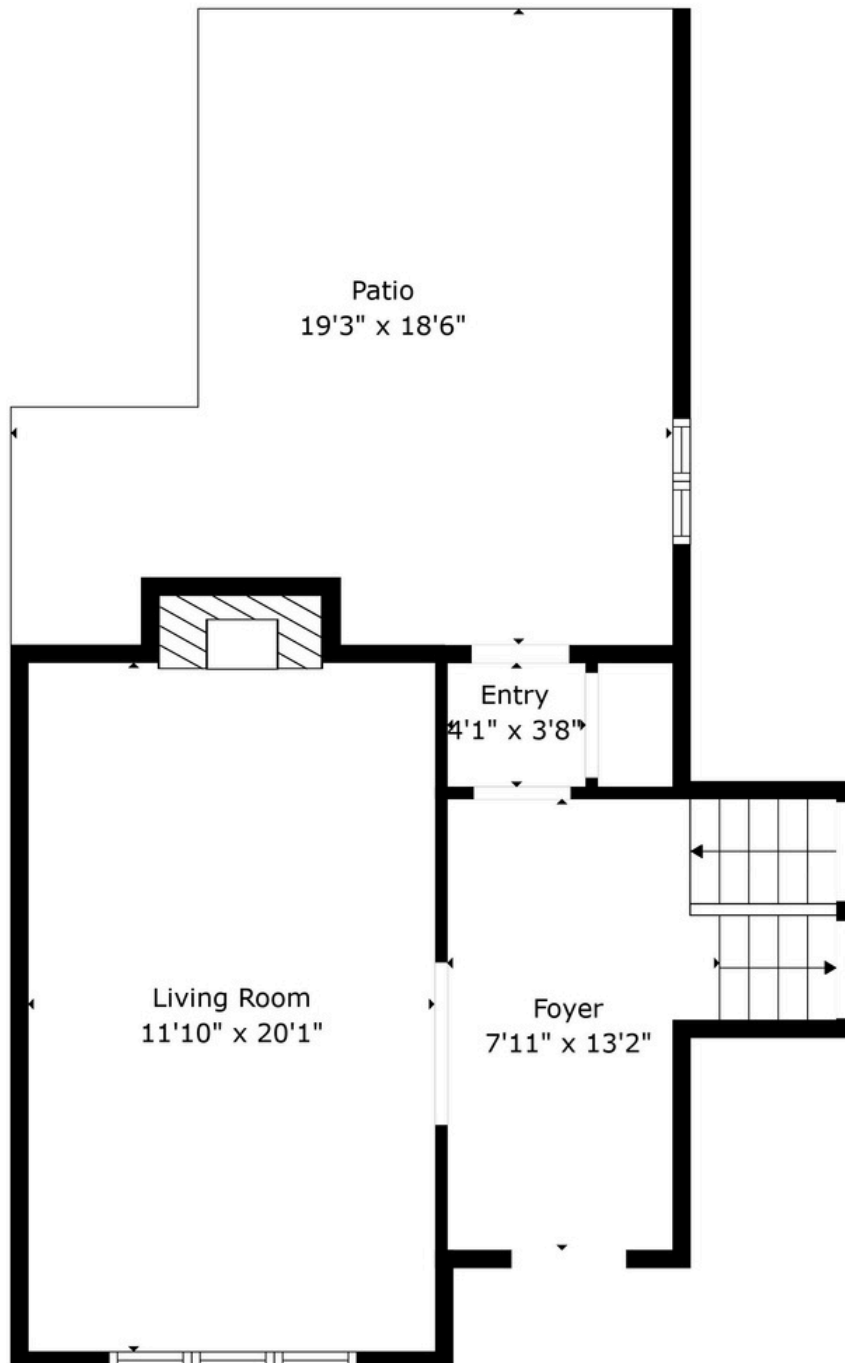
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FLOORPLANS





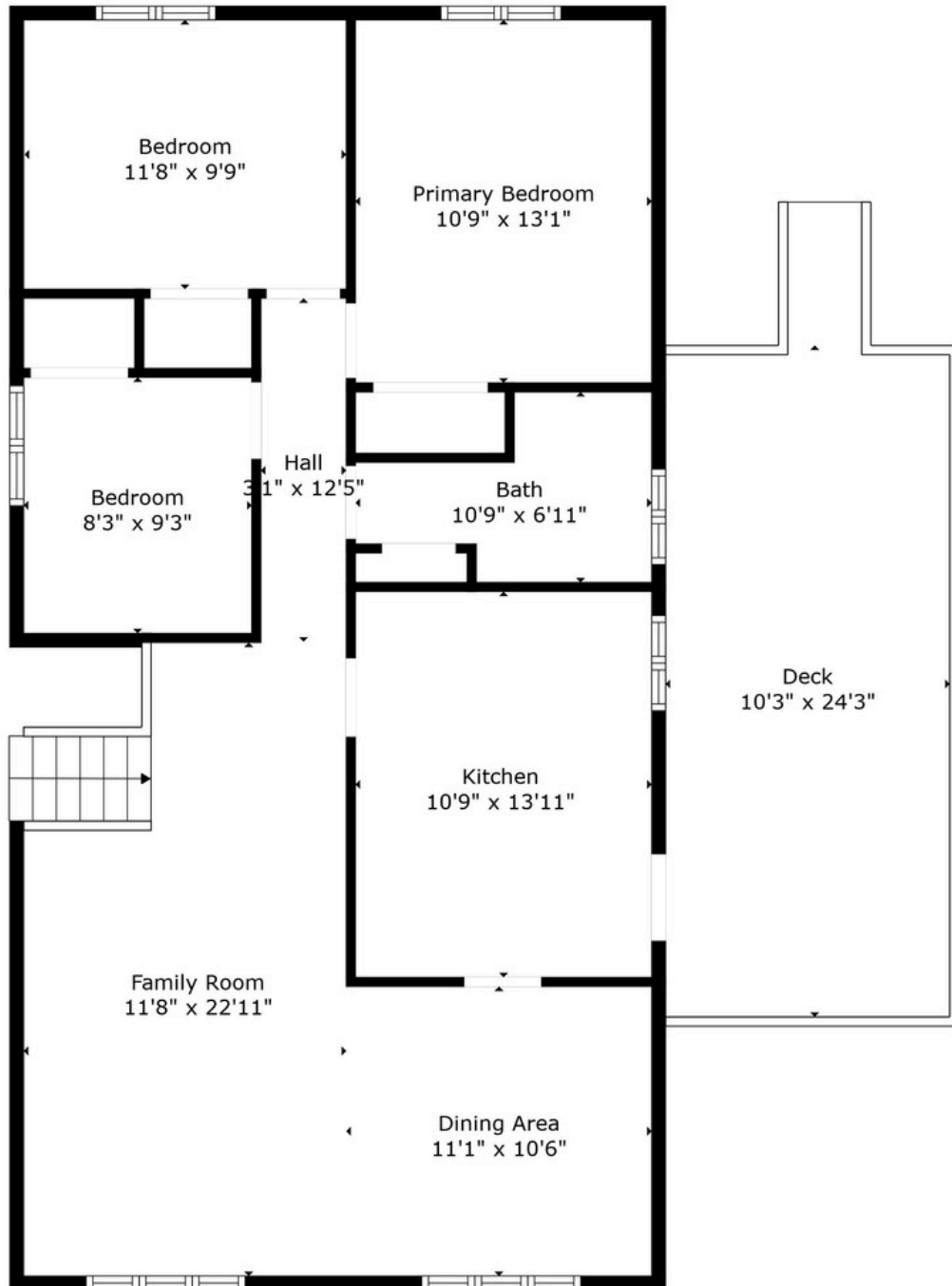
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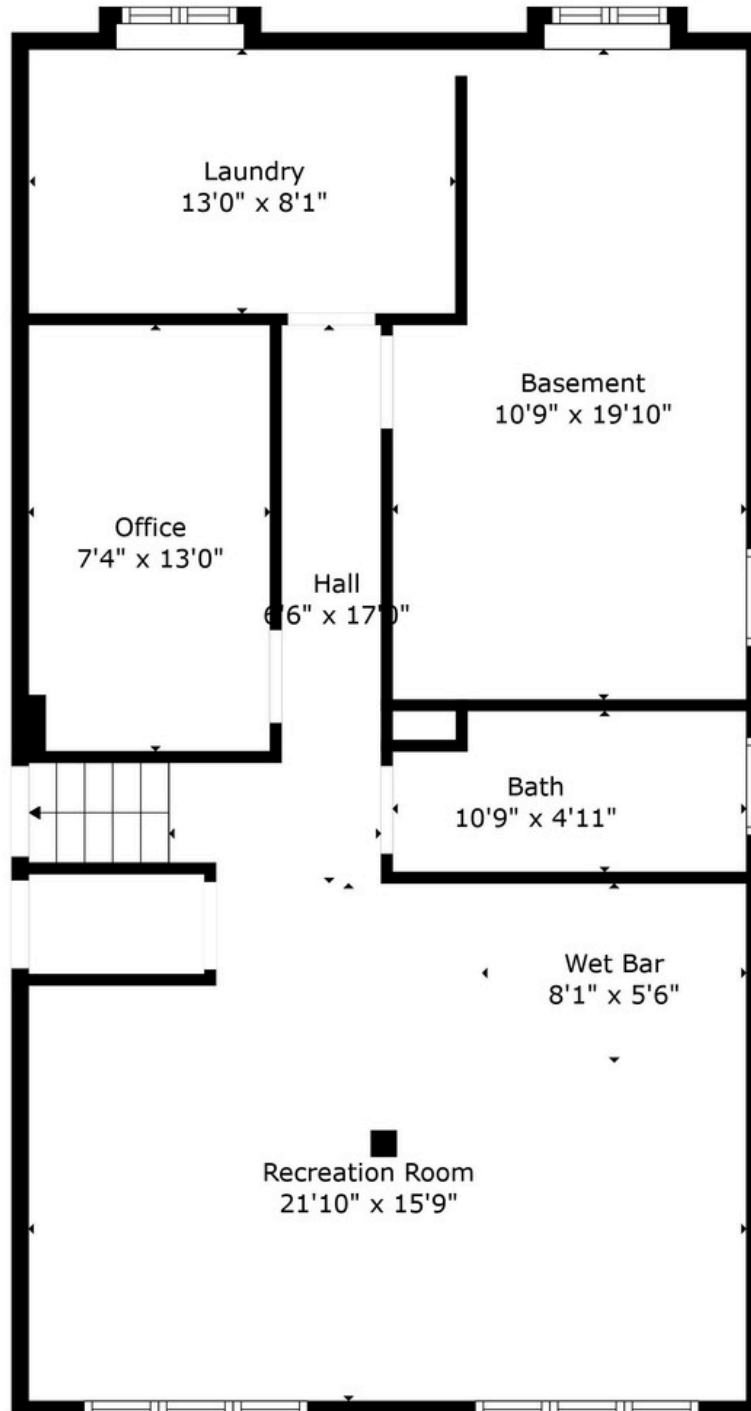
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