

Welcome to...
37 Pine Street South, Port Hope, Ontario



Charming, custom-built Cape Cod home on quiet, tree-lined street.

4 bedroom, 4 baths – over 3500 sq. ft., hardwood floors, 2 fireplaces, main floor family room with walkout to wood deck. Eat-in kitchen, totally finished lower level with office, art room, workshop. Sunroom with walkout to a private landscaped garden, attached double garage.

Patrick T. & Dee McGee

Sales representatives

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Living Room
16.17 x 12.92

- Hardwood floors
- Bay window
- Gas fireplace
- French doors
- Baseboards



Dining Room
14.83 x 10

- Hardwood floors
- Window overlooking garden
- Baseboards



Kitchen • Eat-in area
9.92 x 8.92 11.42 x 7.33

- Tile floors
- Granite counters & double sink
- Pantry with bar sink
- Track lighting
- Bay window overlooking garden



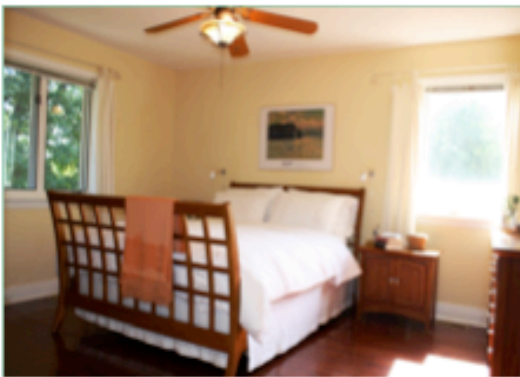
Family Room
16 x 11.92

- Broadloom
- Gas fireplace
- Walkout to large wooden deck
- Overlooking private garden

37 Pine Street South

Second Floor

4 piece bathroom, circular staircase, large linen closet



Master Bedroom

14.08 x 13.17

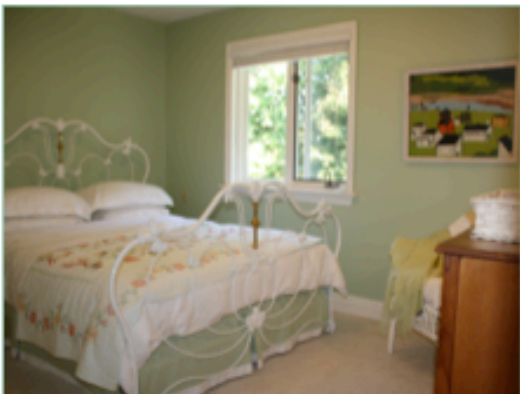
- Three piece ensuite
 - Hardwood floors
 - Two windows
 - Walk-in closet
 - Overlooking garden
-



Second bedroom

13.00 x 10.58

- Broadloom
 - Double closet
 - Two windows
-



Third bedroom

13 x 9.50

- Broadloom
 - Double closet
 - Overlooking garden
-



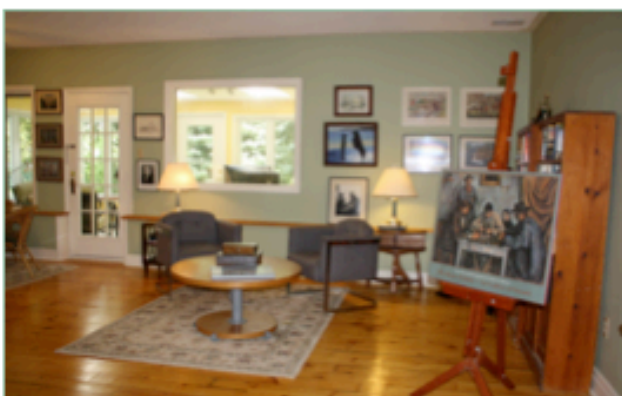
Fourth bedroom

16.75 x 10.83

- Broadloom
- Closet
- Built-in washer & dryer
- Ceiling fan
- Palladium window

37 Pine Street South

Lower Level Two piece power room



Recreation room
26 x 16.83

- Pine floors
 - Ceiling fans
 - Track lighting
 - Overlooking sunroom
 - Walkout to sunroom
-



Sunroom
16 x 9

- Broadloom
 - 3 sky lights
 - Walkout to private garden
-



Art room
9.92 x 8.67

- Broadloom
 - Closet
 - Overlooking family room
-

Workshop
16.42 x 11.33

- Linoleum floor
- Window
- Sink
- Door to garden
- Storage/potting room

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Additional Information

All interior and exterior passage sets are lever handles made of solid brass
High efficiency gas furnace and hot water heater. Water heater owned by ICG Utilities.
Hot water return system or convenient instant hot water
Quartz resin sink and Moen riser tap
Dashwood casement, windows throughout
Elger toilets, water efficient 2.5 gallon flush
Whirlpool raised tub
TV and phone outlets in every room
Basement floor constructed of wood for walking ease, with T and G white pine
Sauna feed wired in as well as shower drain
Ceiling height in rec. room area 9' high
Workshop is heated separately from the rest of the house by electric radiant heat to stop dust transmission
Rubber roof under deck over storage area below
Central vacuum system with attachments
Four bathroom exhaust fans
Workshop ceiling and walls are one-half inch solid veneer-core plywood
Garage fluorescent light fixtures have cold weather ballasts
Circular stairs
Automatic garage door opener and controls
Drain pipe and water stops roughed into craft room and workshop
All interior doors are paneled colonial style
Curved walls in the foyer
Double shower heads and controls In ensuite shower. All walls and ceiling covered with ceramic tile
Separate shower in main bath
Corner toilet in ensuite bath
Deck refaced with cedar
Sunroom addition built in 1995
Natural gas outlet for barbeque under deck
Double wall in family room framed for bookshelves
Ceiling insulation added in 1991
Vinyl siding installed over original frame siding in 1997
Two fireplaces changed to Natural Gas in 1991

Taxes: \$5874 (2009)

Survey: June 7/79

Lot Size: 65 x 120

Inclusions – Fridge, stove, built-in microwave, washer, dryer, all electric light fixtures, all window coverings, broadloom where laid, garage door opener, gas bbq hook-up

Closing Date – TBA

