

Executive 6 bedroom home in 1000 Islands



Page 2: Property description and zoning

Page 3: Construction Details

Page 4: Existing and past use

Page 5: Potential uses

Page 6: Contacts, Financing and Expenses

Page 7: Proposed Extra units added downstairs for rental

Property Description and Zoning

This 1-1/2 acre estate has 6000 square feet of living and storage complete with a **SELF CONTAINED ONE BEDROOM RENTED APARTMENT**. It was built in 1987 and updated completely in 2001. The property has a 120 foot dock on the St. Lawrence River with a sand beach, The balance of frontage is completed with a 150 foot deck over the water. The landscaping is of high quality with natural stone walks and a large pond. There is a two car garage for the lady of the house and a two bay shop/garage for his big toys.

PROPERTY IS ZONED TOURIST COMMERCIAL GREAT POTENTIAL BED & BREAKFAST, HOME BUSINESSES HAS BEEN OPERATED SINCE 1990!!!



Best RV site in the Thousand Islands our visitors love the view, water and electric only!!!

Construction Details

I have been in construction since 1972 building 100 plus units in our immediate area. This project in 1987 was my personal baby resulting from 5 years of planning. I had the availability to secure top materials and planning from my businesses including high end kitchens, baths etc. at point of purchase. One of my associates was a certified R-2000 builder so we used those construction methods to minimize future heating cost which we have benefited from the past 25 years. Windows were maintenance free with ½ inch thermo space to maximize the R-value. Walls are a total of 16 inches thick allowing insulation value of R-38 with maximum sound proofing. Ceiling insulation was blown in to a value of R-50. The outside finish is all stone allowing visual appeal and minimum maintenance. An air exchange maintains fresh air in our home replenishing all 7 times each day. Our well driller obtained plenty of good potable water at 70 feet but I had him drill to 90 to secure future expansion.



Existing and past use

Presently we are running a wholesale RV business, registered with OMVIC and approved by township!!!!

We operated an Island Construction business for 10 years employing up to 16 employees and completing renovations on many summer Island Homes, with the use of small construction vessels we were fast, competitive and profitable, however due to the Good Lord freezing up our routes in the winter time, we had to spend 5-6 months in Florida between summer jobs.

The 26 X 36 foot shop enabled us to prefab jobs inside during periods of bad weather.



Potential Uses

1. Enjoy as a large family home with sand beach and boat in the 1000 Islands while the one bedroom existing apartment income pays your taxes, electric, heat and lawn maintenance.
2. Operate **your small business** from facility using shop for your base with computer room and office downstairs keeping business from your family living with apartment income.
3. Complete 150,000 estimated Reno and have 3 one bedroom units for rental, a two bedroom self-contained rental and enjoy the 3 bedroom home for your family or rent 2 bedrooms upstairs with shared bath as an extended bed and breakfast while keeping Jacuzzi suite on water side for yourself.



Contacts, Financing and Expenses

Winston Brown

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<http://comfree.com/17071>

Google search:

WinBett Management Corporation

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Township of Leeds and the 1000 Islands

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613-382-4625

www.winbett.com

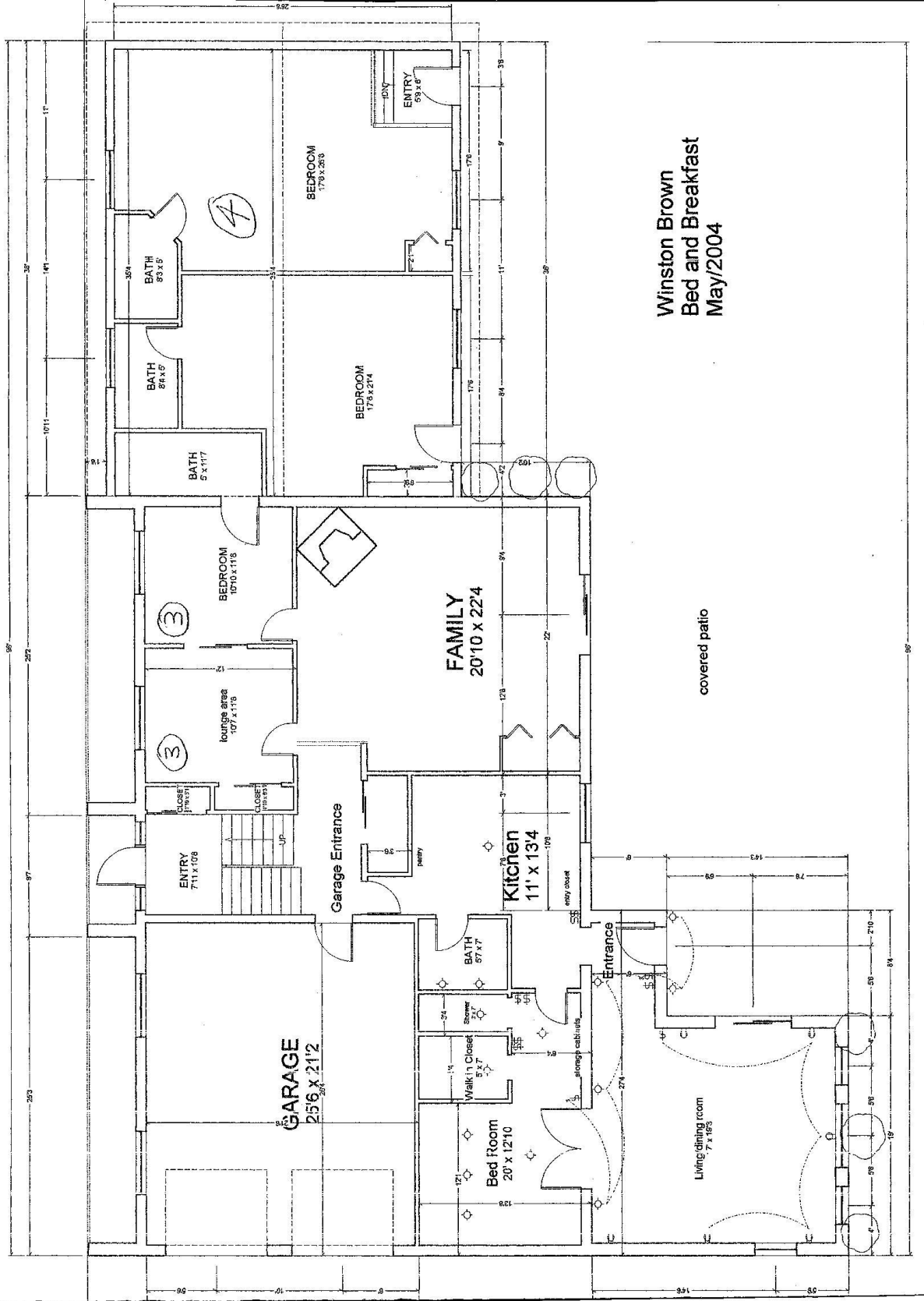
Owners will take back a 3% 5 year term mortgage amortized over 25 years!!

Estimated taxes 2012	6,500.00
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2011 Ontario One actual	
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Includes lights and heat Inc. apartment	4,400.00
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PROPOSED RENO: Shop, computer room/office to make extra rental units diagram on last page!!!



Winston Brown
Bed and Breakfast
May/2004