

# Welcome To 330 Green Road

AN IDYLIC RETREAT IN HASTINGS COUNTY

---

## Notable Features

Lovingly converted brick school house c.1896 on the outskirts of the Village of Stirling. Situated on a picturesque 0.49 acre lot, surrounded by lilac bushes. Entering into the front vestibule leads to the main hallway and open concept main level. Large windows allow ample natural light into the Living, Dining and kitchen areas. Functional kitchen space with a breakfast bar, and formal dining room only steps away. The living room boasts high ceilings, 2 Juliette balconies and a wood burning stove. A 3 piece washroom is conveniently located on the main level. Staircase with custom railings leads to the 3 bedrooms on the second level, all with spectacular views of the country side. Exceptionally suited for a country retreat property, or a full time home.

### • **Main Level**

- Vestibule leading to the main hallway.
- Kitchen - vinyl flooring, breakfast bar
- Living Room - hardwood floors, 2 Juliette balconies, woodstove, some lighting original to the schoolhouse
- Dining Room - hardwood floors, storage closet under stairs, open concept with kitchen & living room
- Washroom - 3 piece

### • **Second Level**

- Primary Bedroom - laminate flooring, small walk-in closet, custom windows
- Bedroom - laminate flooring, closet, attic hatch (in closet)
- Bedroom - laminate flooring, closet

### • **Lower Level**

- Utility & Storage Space (no living space on this level)
- Forced air oil furnace
- Water softener
- Stone foundation
- Crawl space under kitchen area
- Access through exterior door from rear yard

### **Inclusions:**

- Fridge, Stove, Woodstove, Water Softener
- Detailed list of furnishings & contents for purchase is available. Please ask for details.

## Additional Features

- Septic tank and Bed - replaced in 2015 (Westlake Excavating)
- Drilled well with submersible pump & pressure tank
- Secondary system with jet pump & pressure tank connected to water storage tank (primarily used for watering gardens, but is also set up as a back up system for the house if ever needed)
- Water storage tank located underground at the NW corner of the house - approx. 4' wide x 5' deep.
- 100 AMP breaker panel (located in cupboard in kitchen)
- Heat pump-A/C unit in Living room
- Forced air oil furnace (Oil Tank 01-2015, Granby, double bottomed) - serves the main level - current owners primarily use woodstove in the living room
- Electric baseboard heaters on the 2nd floor.
- Steel Roof (was existing when current owners purchased in 1999)
- Property lines follow the lilacs and fence (survey on file)

### • **Service Providers:**

- Oil - Don Woods Fuels Ltd - Approx. \$1,355.16 for last fill - January 2024
- Hydro - Approx. \$345.00 per 2 months (average from 3 bills) - 100 AMP Breaker Panel
- Alarm system - Alarm Systems - Approx. \$487/year for monitoring.
- Internet - Current owners don't have internet - Check with Bell, Ruralynx or Starlink for available services
- Television - Bell Satellite
- Water Delivery (for outside storage tank) – Clarke's Water Service - Approx. \$90 for water delivery
- Plumbing - A1 Plumbing
- Septic Pumping - Ace Septic - Foxboro
- Property Taxes - 2023 - \$2,222.83
- Woodstove Cleaning - Smitty's Chimney Services
- Electrician - Rick Bradford
- Snow Removal & Grass Cutting - Glenn (neighbour)
- Heating & A/C - D & K Heating
- Exterior house spraying (for flies) - BugMan-Homesmart Plus

**Offered At \$595,000**

**MLS Toronto - SIRC1827264**

**Leslie Turner, Broker & Iris & Brian Andrews, Brokers**

Sotheby's International Realty Canada, Brokerage

705.632.9404 613.969.2044 800.303.1044

[www.andrewsturnergroup.com](http://www.andrewsturnergroup.com)

[www.sothebysrealty.ca](http://www.sothebysrealty.ca)

**ANDREWS TURNER GROUP**



Iris Andrews | Broker  
613.969.2044  
[iandrews@sothebysrealty.ca](mailto:iandrews@sothebysrealty.ca)

Brian Andrews | Broker  
800.303.1044  
[ltturner@sothebysrealty.ca](mailto:ltturner@sothebysrealty.ca)

Leslie Turner | Broker  
705.632.9404  
[ltturner@sothebysrealty.ca](mailto:ltturner@sothebysrealty.ca)

Sotheby's International Realty Canada, Brokerage  
Independently Owned and Operated