

Butternut Hill, R.R.#2, 8268 Canyon Road, Campbellville, L0P 1B0, 25.05 acres
tax bill says RP 20R22262 Part 1, (was Con 4 Pt Lot 2 RP20R968 (Part 1 of 24965-0052)

General

- About 5 minutes to 401, 30 minutes to airport
- professionally landscaped 25 acre parcel on the edge of the Escarpment with gently rolling land, woods, hay fields, conservation and spectacular views throughout.
- The property is surrounded by a private Nature Reserve, there are trails running through the Canyon bottom to Bruce trail, Rattlesnake Point and Crawford Lake Conservation area (cross-country skiing, hiking, etc)
- Property was freshly surveyed in 2022
- Nature lover's delight! Deer, birds, and wild turkeys frequent the property
- Taxes for 2024 were \$6,464.53 (have been told a farm tax rate may be available)
- 6.18 acres under CLTIP (Conservation Land Tax Incentive Program)
- Current owner has observed approx 60 species of butterflies on the property, 112 species of birds and also had uncommon bumblebees frequent her garden including the species at risk, Yellow Banded
- In ground pool
- Stunning countryside views over the Canyon all year long
- Very private and secluded

House

- Features large principal rooms with big windows, high ceilings, original pine floors, interior doors and wainscotting
- 5 bedroom, 2.5 bathrooms
- fireplaces in both the kitchen and master suite
- Master bath has claw foot tub
- the original stone home was built between 1840 - 1861 (shows up on the 1861 census as stone)
- house addition was designed by Napier Simpson Jr., a famous prominent Ontario architect.
- We have the original architectural drawings from Napier Simpson Jr. (1976) ordered via the Ontario Heritage Assoc (?) as a lot of Napier's drawings were donated after his death
- house was rejuvenated by the current owner with quality, energy efficiency, low maintenance and a respect for it's heritage
- Energy efficiency rated in 2008 as part of before/after energy audit as one of the top 20% of all homes in Canada, due to:
 - Furnace #1 is the Geothermal Heating and Cooling System, the one furnace does heat the whole house no problem. There is a high energy propane furnace as well in the old section which we just use from time to time to keep the living room more comfortable since most of the ducting for the Geothermal Furnace is in the new side. (the house does not need 2 furnaces, but when the addition was put on, it was easier to just add a new furnace on the new side rather than try to reroute the original furnace through 1 foot stone walls)
 - Geothermal also supplements the hot water tank for efficiency (water heater is owned)
 - Geothermal is also extremely efficient central air conditioning
 - New geothermal heating and cooling system in 2019
 - attic insulation - Installed R50 insulation in the attic
 - windows - replaced with high efficiency windows, we undertand lifetime warranty transferrable to new owner (conditional upon 14 days notice to Wardco Windows of transfer of ownership) (lifetime applies to all windows but big Kitchen one which is a Pella)
 - doors - replaced with high energy efficiency doors

- total hydro bill for one year 2023 was 2997.18 (this includes heat, hydro, water, central air, everything (including pool and heated water tanks for horses in winter) (we do get one top up before Winter of propane, about \$400-\$500 for the year and do use the wood stove from time to time)
- maintenance free exterior: aluminum soffits, fascia, etc., maintenance free windows and new Maibec wood siding professionally installed 2018
- custom kitchen, complete with pot lighting, built in appliances microwave, stove-top, self cleaning oven, warming drawer and dishwasher, beautiful period working fireplace with swing arm
- second floor upgraded laundry room with built in high efficiency appliances and custom cabinetry
- two fireplaces (kitchen and master bedroom) + one wood stove (wood stove WETT certified in 2006)
- Large walk in pantry
- Outbuildings consist of pool house, wood shed, historic bank barn, garden shed, 2 horse run in sheds
- generator, 2014, Generac 20kw, 200 amp, installed/maintained by Deker Electric in Georgetown.
- landscaped concrete pool, new pool pump in 2024
- Professionally installed Nightscaping around the house and backyard
- owned
 - water refiner (like a softener, but uses less salt)
 - hot water tank and heater
 - security system in place which also monitors for fire
 - water sterilization equipment consisting of R/O and UV
- satellite dish for Bell ExpressVu TV plus Rogers for high speed internet
- woodstove is a Model Napoleon EP1100, WETT certified in 2006
- propane tank is a lease from Chalmers Fuels since 2007, we only get topped up just before Winter
- note that there are electric baseboard heaters in the original 4 bedrooms but we don't use them

Barn

- the barn built circa 1894
- front and one side foundation is built with cut stonework, a rare find
- barn has been restored and upgraded (new windows, doors, most supports, new roof, some flooring in hay loft) (work done by mennonites)
- barn electrical redone in 2016 and inspected, all wiring put through conduit (excludes one recently replaced high quality wire) and including brand new electrical panel as well
- year round running water, 4 box stalls, grain room, loafing area connected to the fields so that horses can let themselves in and out, hay loft / storage
- Paddocks/Fields
 - 3 winter paddocks (2 of which have run in sheds)
 - two fenced pastures allowing for riding around the exterior
 - Self sufficient hay fields planted

Also if someone is wondering about all the bird nestboxes scattered around the property, I am a member of the Bluebird Society and have a Bluebird trail on the property, so that's what they are all about 🐦