



131 MILL STREET, LANARK ONTARIO FREQUENTLY ASKED QUESTIONS

What are the average utility costs?

Electricity is approximately \$400-600 per month. Propane is very low as this is only needed for the BBQ, fireplace and water heater for the pool suite, \$400-600 per year. There is no water or sewer bill. Geothermal is maintained by Comfort Pro in Carleton place, the company that installed the system.

Is there a survey?

The property owns the creek on the south side and the back access bridge from Mill Road. A survey is available upon request.

Is there access to the creek?

Yes, the property borders the creek. You can access the water from the East side of the property and navigate with a canoe or kayak up to Kerr Lake. According to the previous owners many years ago there used to be a dock down at the water front. They felt you may even find some remnants of it if you searched around.

What abuts the property?

The building to the south of the property has been owned by Centennial Truss/Timber Mart of Lanark since the 1970's. Centennial Truss uses it for overflow storage and rarely do you see any activity on the property. They run their store front, main location and manufacturing at Robertson and Paul Drive in Lanark. The Timber Run Golf course abuts the property at the back.

Have there been any issues in the basement?

There has not been any water infiltration in the basement. A hose from the water treatment unit became loose in the summer of 2020 and dripped onto the floor causing some slight damage to the laminate flooring in a small area.

Why is the listing agent present at showings?

Due to the unique nature of this property, its size and many features to highlight, the sellers have requested that the listing agents are present for showings. Appointment availability is also dependant on the B&B Booking schedule.

CURTIS FILLIER, BROKER
CURTIS@YOWREALTORS.CA
JULIE COLBOURNE-MILNE, REALTOR®
JULIE@YOWREALTORS.CA
613-302-9441 DIRECT

INNOVATION REALTY LTD.
101-376 CHURCHILL AVE. N OTTAWA, ON K1C 5C3
613-755-2278 OFFICE
WWW.YOWREALTORS.CA



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What is the zoning?

The property is zoned R1 which allows for residential and operations of a B&B. There are not special zoning requirements to operate the business. It is not zoned as a Heritage building. The past and current owners have not applied to receive the designation. Special occasion and alcohol consumption permits are obtained through the wedding planners/caterers when serving large groups.

Are there employees?

There are cleaners who are hired on an as-needs basis, paid an hourly rate. A local neighbour assists with landscaping in summer and snow plowing in the winter as needed. (fee for service). There is a regular contract with the maple syrup company to tap the trees for syrup. There is a riding lawn mower which the owner uses for cutting the grass which takes approx 4 hours. All of the food for the regular B&B is purchased prepared by the current owners. Caterers are hired for larger groups.

Who handles reservations?

The B&B is advertised on outside websites and their own. (Travelocity, Booking.com, Hotels.com, Expedia) There currently is demand to be booked every weekend of the year, however the owners block off some down time for themselves and their family.

Are there financials to share?

The current sellers operate the business and claim under the personal income taxes. Those will not be shared until a conditional offer is accepted with a notice of disclosure.

What is the ideal closing date?

A longer closing would be best to honour as many bookings as possible if potential buyers are purchasing for their own residential occupancy and not continuing to operate the B&B. The current owners are willing to train new owners to take over the business. They will spend time teaching their systems and sharing information to help out the next generation of Clyde Hall ownership. They take pride in their home and the business they have built.

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