



# Mill Village

down by the riverside

Steeped in history and framed by stately trees, this gracious south facing home was built in 1924 on the site of the former Riverbank Hotel. Solid & spacious, features include hardwood floors, two working fireplaces, beadboard wainscott in the study, beautifully renovated kitchen, four bedrooms, a cavernous attic and a fabulous dining & sunroom addition (1930's) large enough to hold a family reunion, afternoon tea or a soiree. Especially inviting is the covered front verandah which overlooks the single lane bridge, the Medway River and the general store. Four year round rental cottages, a triple garage with RV capacity and ±3 acres of land with waterfrontage on Mill Cove, complete the package. An idyllic setting in a quaint, picturesque village.

**\$449,000 #892**



Price: \$449,000  
 Address: 1373 No 3  
 Mill Village, Queens County  
 PID: 70105408  
 Land Size: ±3 acres  
 Waterfrontage: ±200 feet  
 Building Size: 35'6 x 25'6 + 17'6 x 46'  
 Living Area: 2815 sq ft  
 Age: 84 years  
 Style: Two storey  
 Exterior: Wood  
 Basement: Concrete  
 Driveway: Gravel, circular  
 Garage: Triple, detached  
 Outbuildings: Yes, 4 cottages & garage  
 Water: Dug well  
 Sewer: Septic  
 Heat: Hot water, oil & wood furnaces  
 Hot Water: Electric  
 Electrical Service: 1-200, 4-60 amp  
 Fireplace: Yes  
 Assessment (2008): \$240,800  
 Estimated Taxes: \$2,119

**Room Sizes:**  
 Foyer 8' x 20'  
 Living Room 12'8 x 25'6  
 Study 12'10 x 13'5  
 Kitchen 18' x 13'  
 Dining or Family Room 18' x 26'  
 Sunroom 9'8 x 10'  
 Bathroom (2 piece) 4'9 x 5'5  
 Mudroom 8'4 x 14'  
 Laundry 5'6 x 8'6  
 Upper Foyer 7'5 x 25'6  
 Bedrooms 13'4 x 16'1  
 11'4 x 12'9  
 7'8 x 13'  
 12'10 x 11'4  
 Bathroom (4 piece) 9'4 x 8'10  
 Covered Verandah 8'6 x 35'

Other: Dishwasher, fridge & stove in house, as well as fridges and stoves in the cottages are included. House septic new in 1999, Triple garage is 26'x38' with two overhead doors (1 for RV).

**The Cottages:** Built in the 1930's, there are 3 one bedroom and 1 two bedroom which range from 378 - 588 sq ft (plus covered verandah). Heat is hot water, run underground from the largest cottage. Well is shared with the house; there is a separate septic system. Furnace was replaced in 2003, 3 roofs were reshingled in 2007 and the 4th in 2004. Rental information available to qualified buyers.

**Directions:** Take exit 17 from Highway 103, towards Mill Village. Follow paved road, property is on the left just before the bridge.



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