

## FAQ: 392 Queen Street, Kincardine

### 1. List of inclusions and exclusions

- Inclusions: Furniture in the cabins (beds, microwave, fridges, stoves, tables), washer & dryer in the basement on the main house & more!
- TBD: Hot Tub, washer & dryer located on the main floor of the main house
- Exclusion: Antique table in Cabin 6, Couch in cabin 6, TV cabin 6, Snowblower, Lawnmower, Trailers on the property & more!

### 2. Are you selling just the property or the business too?

Selling the property, not the business

### 3. Details about the cabins and what is included in the sale:

- Cabin 1 (10x14): Queen Bed, small fridge, patio table, TV, microwave
- Cabin 2 (10x14): Queen Bed, apartment-sized fridge, microwave, patio table, TV
- Cabin 3 (10x14): Queen Bed, TV, small bar fridge, microwave
- Cabin 4 (10x14): Queen Bed, apartment-sized fridge, microwave, patio table, TV
- Cabin 5 (18x18): Double Bed, single bed, 4-burner propane stove w/ burner, apartment-sized fridge, microwave, patio table, TV
- Cabin 6 (38x16): Bunk Bed with double on the bottom & twin on top, double bed, full-size fridge, full size propane stove, microwave, table (a different table than what is shown the photos), there is a hot water tank in the back bathroom that's separate from the cabin, Plug & Play Hot Tub (brand new pump, as-is condition, to be negotiated in sale)

### 4. Is there a manager's living space included on the property?

Yes! The main house features 3 baths (one on each floor), 2 bedrooms (main floor, 2nd floor), 2 kitchens (main floor, upstairs), and 2 laundry rooms (main floor, basement). The upstairs functions as a separate apartment with a separate entrance. It is currently being renovated – it was previously a 2 bedroom that has since been converted to 1 large bedroom.



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5. **Are there any recent renovations or updates to the property?**
  - The 2nd floor of the main house (full reno of the unit including kitchen & bathroom)
  - Furnace of the main house (Oct 2023)
  - All the bathrooms of the 6 cabinets have been updated in the last 5 years. Cabin 2 and 4 bathrooms have been done in the last year.
  
6. **What is the age of the roof, windows, furnace, AC, other renos and updates?**
  - Roof: Cabin 6 done in 2020, cabin 1-5 roofs are done within the last 5 years. Main house has metal roof done approx. 30 years ago,
  - Windows: Most of the windows have been redone in the last 10 years
  - Furnace: Main house furnace NEW Oct 2023
  - A/C: The units in the cabins are all portable: cabin 1 is brand new 2023, 2-6 new in the last 5 years. Main house A/C is newly done with the furnace update.
  
7. **Can you provide information on the historical occupancy rate and annual revenue for the property?**
  - Approx Potential Revenue: (long term rental- estimated on the lower end of things)
    - \$1200/monthly for cabin 1-4
    - \$1600 monthly for cabin 5
    - \$1600 monthly for cabin 6
    - \$1600/monthly upstairs of the main house
  - Approx Potential Revenue: (short term summer rental, estimated on the higher end of things)
    - \$100/night for cabin 1-4
    - \$150/night for cabin 5
    - \$200/night for cabin 6
    - Main house: have not rented short term in the past.
  
8. **Are there any seller financing options or lease-to-own arrangements available?**
  - no
  
9. **What is the annual maintenance or operational expenses for this property?**
  - All Utilities: \$13,000
  - Expenses: 15,000 (not including advertising)

\*These costs are inflated due to running a business on this property and thus may not be applicable to all buyers



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**10. What is the property's utility and maintenance infrastructure like electrical, plumbing, and HVAC?**

- Water: municipal (heater taped for the cabins so they don't freeze in the winter)
- Sewage: municipal
- Electrical: upgraded in the last 15 years (cabin 4 in 2023), main house partially redone in the last 10 years and upstairs is new, no knob & tube
- Hot water tank: owned, electric, approx. 2-3 years ago.
- Others (please specify):

**11. Can you provide information on the property's insurance coverage, including liability and property insurance?**

- House is insured, cabins are liability.

**12. Is there potential for expansion or development of the property, such as adding more cabins or rooms?**

- Yes! Tons of potential, half an acre available to do expansions

**14. What is the parking situation on the property, and are there any parking restrictions or requirements?**

- Unpaved driveway near main house can park 2 cars
- Paved driveway for cabins can park 14 cars.
- Many additional cars can be parked on the grass areas.

**16. Is there available high-speed internet? Who is the service provider in your region and how much does it cost?**

- Bruce telecom: phone and internet \$200 month. Fibre optics available
- Roger's cable exists in the main house but not the cabins.
- View options: <https://brucetelecom.com/bt-home/home-internet/>

**18. Is there central vac?**

- no

**19. Additional information:**

- The ground is sandy, so it drains well and never floods.
- The property has two apple trees, cherry tree, mulberry tree, grape vines, and some Lilac bushes.



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