

Feature List – 3867 Dominion Rd

Property:

- 1 PIN = 641910322, 2 ARNs
- 1.376-acre prime exposure corner lot
- 194ft of frontage on Dominion Rd & 245 feet of frontage on Gorham Rd
- Zoned R2 Residential and C2 Commercial
- R2 Zoning allows 2 Accessory Dwelling Units or 1 Accessory Dwelling Unit and 1 Detached Accessory Dwelling Unit (see R2 Zoning By-Law)
- C2 Zoning allows a variety of Permitted Uses (see C2 Zoning By-Law)
- 2 Water wells on south property line, not in use currently

2500 sq ft Auto-Shop:

- Heat: 2 ceiling gas furnaces
- Air Conditioning: Window A/C unit in the repair part of shop
- 7 Bay doors, 1 doesn't open because of the position of the other corner door opener
- Rentals: None, small electric fully owned hot water tank
- # of Bathrooms: 1 x 2pc bathroom
- Alarm system
- Inclusions:
 - Ceiling fans
 - Air compressor, 80 gal. Stand up, approx. 10 years old
 - Two Hoists - but must be inspected for future use
 - Tire Balancer machine built 1992 (Hofman), works for up to 19"
 - Tire Changer (John Bean)

1200 sq ft House:

- 3851 Dominion Rd is the municipal house address
- # of Bedrooms: 2
- # of Bathrooms: 2
- Gas fireplace in basement, hasn't been used much.
- Windows are about 20 years old
- Roof was last done in Aug 2010
- Rentals: Hot Water Heater is a rental from Enercare, since 2022
- Heat: Gas/Forced Air Furnace is from 2008
- Air Conditioner: is about 40 years old and still works
- Inclusions: Fridge (2000), Stove, over-range microwave (2022), dishwasher (2008), washer, dryer, water softener (2010)