

## **CONFIDENTIAL INFORMATION**

### **DO NOT REPRODUCE OR DISTRIBUTE**

Information deemed reliable but not guaranteed due to errors or omissions

#### **BRIEF PROPERTY HISTORY**

The history of the property starts with the Campbell farm house, circa 1889. This was the resident farmer for most of the crop land around this property. The Getler family bought the property from the estate of the Campbells in 1959. Tom Getler was an accomplished bird dog trainer that built the first runs around the workshop. He and his wife Gert raised 4 children in the 25 years they lived here. Tip Top Timmy, a German Shorthaired Pointer, was the #1 American and Canadian Field trial champion that Tom trained and thus named the kennel after him. Timmy's offspring are still winning. In 1974 a client/friend of Tom's financed the construction of the main kennel building with 32 runs. 18 runs were heated and 18 were not. Gert started boarding friends and neighbor's dogs in the front heated section since she was always home taking care of bird dogs and kids. Soon the word got around and before she knew it, she was in the boarding business. "Overwhelmed" is one word she used when they sold the original 3 acres, house and kennel to us, Rick and Pam Demmy, in 1984. We immediately built the addition onto the front of the kennel for office, retail, and grooming space, heated the back 18 runs and redesigned the outdoor boarding facilities. With our 47 years of kennel experience, and 38 years of hard work, we have turned Tip Top Kennels into one of the top boarding and grooming facilities in the State of New Jersey, with an incredible reputation and loyal customer base. Please come visit us so we can show you our "Country Kennel".

## KENNEL FACILITY

The original main kennel building was built in 1974 with 32 indoor/outdoor runs and a small office in the front. This office was turned into the food preparation room in 1984 when the main addition was built. This addition also created the new office, grooming/bathing, retail and utility rooms as well as a 1/2 bathroom.

**Office-** 15 x 7, with Formica topped customer counter, Velux skylight, retail wall, desk, 2 phone lines, file cabinet, with a 1/2 bath off to the side.

**Grooming/bathing room-** 19 x 14, room for 3 full time groomers, with 3 Velux skylights that hinge open, 3 large windows, (2 are Andersons), 5' x 5' walk-in tiled shower stall w/ concrete floor built to bath even the largest dogs and a lot of them in one day, 3 indoor/outdoor grooming runs 3x3 inside & 3x4 outside w/ washdown gutters.

**Retail room-** 15 x 7, with 3 large windows (1 Anderson), retail shelves included, separate heat zone, 1 of 2 water pressure tanks. We originally used this as our cat room, if someone wished to board them again in the future.

**Feed room-** 9 x 8, with Formica topped work area w/ sink, a 8 x 5 feed storage room with shelves & bins, all dishes & utensils included.

**Utility/storage room-** 10 x 6, with oil furnace for baseboard heat and oil Bock hot water heater for endless hot water, 200 amp electrical service with independent transformer and service from the street.

### **Utilities-**

Well-100 foot, 4" well case, 3/4 horsepower submersible pump, new in 1997 with 2 pressure tanks. Fantastic water pressure, 45 to 60 p.s.i. !!!

2 Central air conditioning systems-Main kennel new compressor, condensor and hot air furnace in 2022, front addition new installation in 1992. That's right!! The dogs have central air and the house does not!! New Bock hot water heater Oct 2022.

Woodstove- Kodiak airtight woodstove, 38" brick lined firebox, supplying the main source of heat to the 91' kennel backed up by the new conventional oil forced air furnace or vice versa if you don't want to carry as much wood.

New Central wood boiler installed in 2012 heats the whole property including all the hot water.

## Utilities con't

2 outside 275 gallon oil tanks "above ground" Boarding kennel tank  
new in 2017

5 septic systems--all working with minor maintenance--  
see Rick for details

**Main Kennel**--91' x 15' housing 32 indoor/outdoor runs, with upgraded high quality commercial 6' fencing, 4' x 5' inside & 10' x 5' outside (wire covered) with guillotine style dog doors. Fully guttered inside & outside for washdowns with hot or cold water, using a 1000 p.s.i. pressure washer; florescent lighting T/O; 2nd half of kennel (16 runs) can be closed off from heat in low occupancy periods; large attic fan; 6' security fences surround all dog occupied areas both in main kennel and around outside kennel facility; 3 outside only runs w/ Igloo dog houses, 6' high x 13 x 6 fully covered against climbing dogs; exterior phone bells and flood lights; large wood drying/storage area for approx. 7+ cords of firewood.

**Outside kennel / workshop/possible garage**- 24 x 20 heated workshop with upgraded metal siding; new propane heater in 2005, 240 volts electric service, 4 windows, attic storage and a concrete floor. The 5 outside kennel runs surround this building on 3 sides with upgraded 6' fencing, large insulated masonry dog houses (3 x 5) w/ drains & hinged roofs, 6' security fencing and it's own septic for washdowns. Varied run sizes from 14 x 8 up to 18 x 11.

**Yard and Woods--Totaling 19.22 acres**--The 30 foot high Holly tree is dwarfed by several huge oak, Catalpa, White Pine, and Cedar trees. There are also a variety of mature ornamental shrubbery and trees scattered about the property. The front of the property is lined with Cedar, Colorado Blue Spruce, White pine, Norway Spruce, Black Cherry, Oak and Douglas Fir trees and a three rail fence. The gardens include a 42 x 6 and a 30 x 9 perannial flower gardens that come to life each spring, 35 x 20 organic vegetable garden, and an iris bed. On the side of the house there is a convenient 40 x 38 fenced dog yard shaded by Cedars trees with 24 hour access to the house interior via a ramp and 2 dog doors. There is always an abundance of wildlife due to the feeding stations around the house. There is a 1 1/2 acre field behind the main kennel bordered by a crop field on one side and woods on the other, that is ideal for training dogs or for future expansion of the kennel facility.

The woods contain 16.22 acres that are on the south and west side of the main property. There are several nature trails that gives a wonderful tour of the area including the campsite complete with firepit, grill, and tent sites.

## RESIDENCE

This is a 7 Room Cape Cod with 3 bedrooms and 1 full custom bathroom. The house was built around 1889 with the kitchen being built as an addition to the rear. An easy walk to work, only a 90 foot commute to the kennel! The siding is aluminum, and the roof was stripped and replaced with new plywood and 30 year shingles and rolled rubber in 2004 and replaced again in 2012 after a huge storm.. The **Kitchen** is 12 x 12, with 2 1/2 x 3 1/2 opening skylight in a cathedral tongue & groove pine ceiling, ceiling fan, 4 windows, porcelain sink, newer propane GE stove, laundry room, walk-in pantry, cellar entry, vinyl floor, and lots of lights. The **Dining room** is 14 x 13, with carpet, 5 x 3 1/2 thermo-garden window, gun cabinet, barn beam archway into living room. The **Living room** is 14 x 13 with 3 tilt-in replacement thermo windows, ceiling fan, new carpet, cable tv, and 3 separate phone lines.

The **bathroom ("Head")** was combined with a bedroom in 1998 and now measures 12 1/2 x 10. The first view is of the refinished claw foot tub with it's goose neck and porcelin fixture; it also features a large 4 1/2 x 3 1/2 ceramic shower stall, new thermo windows, 61" vanity set on an oak cabinet, double heat lamps and lots of lights overhead, vent fan, 7' counter top, large linen closet, and a separate cubby-hole for a private toilet. The **Bedroom #1**, is downstairs with new windows, newer carpet, cable tv, and measures 12 x 10. **Upstairs Bedroom #2** has been remodeled 1998-1999 and is 15 x 11 1/2 with a cathedral tongue & groove pine ceiling that has the original roof beams exposed, ceiling fan, large 4 1/2 x 2 1/2 Velux skylight that opens, new thermo replacement window, new carpet, 2 phone lines, separate 20 amp curcuit and a wall mounted tv stand w/ cable tv. **Upstairs Bedroom #3** is 15 x 10 with a new thermo replacement window. The **Full Basement** is entered thru either the kitchen or the outside stairwell. It has new cellar windows, gardening and re-potting work area, new electric hot water heater-2020, separate well for the house, upgraded Beckett oil furnace for baseboard heat, and a sump pump.

**Utilities-House---**

Oil furnace-Beckett-for hot water baseboard heat. Upgraded since 1984

Electric service-125 Amps-independent of kennel-separate meter.

Well- separate from kennel. Used for house and back up for kennel-if needed.

City water supply available in the street.

Septic systems-see kennel utilities

Please feel free to call our professional contacts.

**Veterinarian references:**

Dr. Kevin Ludwig Animal Clinic of Buena 856-213-6340

Dr Bill McAlonan Wilwynn Animal Hospital 856-451-0789

Dr. Hal Blumenthal----Animal Hospital of Millville-856-825-8935

If you would like information on companies that we have billing accounts with, feel free to contact us. Our company has excellent credit with all our ventors.

2022 taxes----Block 126, lot 6.....\$5684---main kennel property  
lot 5.....\$1944---land, 16.22 acres

Our property, 19.22 acres, house and kennel facility, fully staffed, with all customer files and records, is being offered at \$550,000---Firm. Sorry, no owner financing will be considered.

Thank you for your time. Please feel free to call us with your questions and comments.