

General

4 Bedroom, 5 bathroom, 1 family room, 1 den & 1 office, 2 story + loft 4000 Sf house

Exterior features

- a) Concrete driveway at separate garage*
- b) Interlocking stone driveway - Brussels Block*
- c) Pattern concrete entrance landing*
- d) 2 tier patio 24 X 44 interlocking stone - Brussels Block with natural stone steps overlooking Georgian bay*
- e) Built-in barbecue with interlocking stone surround and granite counter*
- f) Maintenance free exterior stone & vinyl siding.*
- g) 8' X 44' rear upper floor balcony with glass railing & composite decking over looking Georgian Bay*

General interior features

- a) Porcelain 6"X24" wood grain tile throughout house*
- b) Crown moulding throughout*
- c) Recessed pot lights throughout*
- d) Ceiling fans in all bedrooms*
- e) Solid core Safe & Sound doors throughout*

Greatroom / kitchen features

- a) 10' high ceiling*
- b) Gas stainless steel finished fireplace with floor to ceiling stone*
- c) Crown moulding, bulkheads & LED light valance*
- d) Full height windows & patio doors over looking Georgian Bay*
- e) Raised panel cherry kitchen cabinets with quartz counter tops, Travertine no joint counter back splash & apple limestone backsplash at recessed stove*
- f) Stainless steel appliances*
- g) Sonos stereo system throughout house with individual room controls & built-in Polk 200 watt speakers in each room*
- h) Surround sound with built-in Polk 200 watt speakers*
- i) Recessed pot lights & ceiling fan*

Ground floor Den / movie room

- a) Coffered ceiling with crown moulding*
- b) Stone tile finished wall*
- c) Recessed pot lights & ceiling fan*
- d) Custom Hunter Douglas Solera darkening blinds*

Ground floor Office

- a) Recessed pot lights
- b) Hunter Douglas Everwood blinds

Foyer

- a) Custom wood stairs & posts with hardwood treads & wrought iron spindals
- b) Chandalair
- c) Custom ceiling with recessed bulkheads, crown mouldings, pot lights & open to second floor
- d) Wood trim wainscotting

Ground floor 3 pcs Washroom

- a) 12 X 24 porcelain wall tile
- b) Glass enclosed shower
- c) Custom round corner vanity with granite counter top

Upper floor hall

- a) Custom posts with wrought iron spindals
- b) Custom ceiling with recessed bulkheads, crown mouldings & pot lights
- c) Wood trim wainscotting

Upper floor laundry / Kitchen

- a) Full maple kitchen, espresso finish with sink & mosaik no joint multiple brown tile backsplash
- b) Full size stainless steel refridgerator
- c) Top load washer & dryer
- d) Hunter Douglas Everwood blinds

Upper Floor floor family room

- a) 16' cathedral ceiling
- b) Gas stainless steel finished fireplace with floor to ceiling stone
- c) Recessed pot lights & ceiling fan
- d) Exterior doors with blinds within door light leading to rear balcony
- e) Full height windows
- f) Double Pocket door entry
- g) Surround sound with built-in Polk 200 watt speakers
- h) Rolling library ladder leading to loft

Master bedroom

- a) 16' cathedral ceiling
- b) Custom wall bulkhead shelf with potlights
- c) Recessed pot lights & ceiling fan
- d) Exterior door with blinds within door light leading to rear balcony
- e) Full height windows
- f) Custom Hunter Douglas Silouettes blinds
- g) Feature wall mosaic non-grout tile
- h) Walk-in Closet plus 2nd closet

Master bathroom

- a) Enclosed glass shower with 12 X24 porcelain wall tile & mosaic floor tile
- b) Jacussi Bathtub
- c) 12 X 24 Porcelain wall tile
- d) 12 X 24 Porcelain floor tile
- e) Custom wood vanity, express maple finish with granite counter top

Waterfront view bedroom

- a) 16' cathedral ceiling
- b) Custom wall bulkhead shelf with potlights
- c) Recessed pot lights & ceiling fan
- d) Exterior door with blinds within door light leading to rear balcony
- e) Full height windows
- f) Custom Hunter Douglas Silouettes blinds
- g) Feature wall mosaic non-grout tile

Waterfront view washroom

- a) Enclosed glass shower with 12 X24 porcelain wall tile & mosaic floor tile
- b) 12 X 24 Porcelain wall tile
- c) 12 X 24 Porcelain floor tile
- d) Custom round corner vanity with granite counter top

Road side bedroom 1

- a) Recessed pot lights & ceiling fan
- d) Hunter Douglas Everwood blinds
- c) Walk-in Closet

Road side washroom 1

- a) *Enclosed glass shower with 12 X24 porcelain wall tile & mosaic floor tile*
- b) *12 X 24 Porcelain wall tile*
- c) *12 X 24 Porcelain floor tile*
- d) *White wood vanity with granite counter top*

Road side bedroom 2

- a) *Recessed pot lights & ceiling fan*
- d) *Hunter Douglas Everwood blinds*

Road side washroom 2

- a) *Bathtub with porcelain wall tile*
- b) *12 X 24 Porcelain wall tile*
- c) *6" X 24" wood grain Porcelain floor tile*
- d) *White wood vanity with granite counter top*

Loft

- a) *Vinyl interlocking wood grain flooring*
- b) *Pot lights*
- c) *Wrought iron railing with gate, open to upper family room with view of Georgian Bay*
- d) *Mechanical / storage room*

Mechanical Equipment Details

- a) *Infloor hot water heating throughout with gas fired boiler & individual room controls*
- b) *HRV Unit with A/C & ductheater*
- c) *Fan forced gas fired unit heater in house garage*
- d) *20 KW natural gas fired generator & Auto power out switch at main service*
- e) *2 Linear gas fired stainless steel finished fireplaces with floor to ceiling stone*
- f) *In-house overhead door with operator*

Detached Garage

- a) *1 Car garage with overhead door & operator*
- b) *Separate 10 X 24 insulated & finished room with electric heat & AC*
- c) *Separate electrical service & hydro meter*