

FEATURES & INCLUSIONS

Features:

- 2.79 acres
- Approximately 3,865 sqft PLUS fully finished lower level
- Attached 2 car garage (2020) with electric garage door openers, EV charger, walk-out to deck & walk-out to side yard
- 4+1 bedrooms
- 4 bathrooms
- Updated main & upper level bathrooms (2022)
- Open concept main level
- Hardwood flooring on main level (2023)
- Kitchen with granite countertops & backsplash, built-in bench, centre island with breakfast bar & updated appliances
- Dining room with built-in buffet & walk-out to back deck
- Great room with 24ft ceilings, floor to ceiling stone feature wall with wood burning fireplace & floor to ceiling windows
- Custom remote blinds in kitchen, dining & great room (2020)
- Study with built-in desk, lighting & shelving
- Main level laundry with access to garage
- Cross over bridge with floor to ceiling windows to main level primary bedroom with vaulted ceiling, stone feature wall with propane fireplace, walk-in closet, 5 piece ensuite & walk-out to private deck
- Broadloom in upper level (2018)
- Upper level loft with pot lights & vaulted ceiling
- Upper level bedrooms with vaulted ceilings & large windows
- Finished lower level with rec room, in-floor heating, picture windows, 5th bedroom, office, 3 piece bathroom, cold storage & walk-out to patio
- Rec room with propane fireplace & wet bar
- Wet bar with built-in shelving, lighting, 2 beer taps & 1 professional grade mini fridge, wine fridge (2019) & draught fridge
- Gym with 3 large storage closets
- Storage +++++
- Sound system & speakers throughout
- Stone & mortar exterior
- Flagstone walkways
- Waterfall feature from round stone wheel to decorative pond
- Hot tub (2018)
- Heated, inground salt water pool (2018)
- Cabana
- Main deck with glass railing
- Trails through forest beyond pool with firepit area
- Perennial gardens
- Central vac
- Water softener
- RO system
- UV water purification
- Iron remover
- Water Geothermal heating system
- Hot water tanks x 2
- Propane tank (rental - Arthur's Fuel - \$125/year)
- Alarm system monitoring (\$46/month)

Inclusions:

fridge, propane gas stove, dishwasher, mini fridge, wine fridge, draught fridge, washer, dryer, all existing light fixtures, all window coverings, electric blinds & remote, water softener, RO system, UV water purification, iron remover, hot water tanks x2, hot tub, cabana, pool equipment, video surveillance system (hardware only), 2 electric garage door openers & remotes, sound system & speakers, tv bracket, all shelving, EV charger in garage, central vac

Exclusions:

Bar stools, kitchen stools, tvs, electric fireplace in lower level, gym equipment

