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HORSESHOE BEND

FEATURES

STRUCTURE

- Gated home on 3.98 Acres
- Custom built, walkout basement with 2 x 6 construction
- Triple pane windows
- Spray foam insulations (exterior walls and attic)
- Minimum 10' ceilings in all main rooms except dining room at 11' and living room (peaked)
- Custom made 8' solid cherry wood doors throughout, main door is 9' x 4', four additional 8' cherry trim with glass doors
- Hardy board siding and stone finish
- Enviroshake Composite shingles - 75 Year Life Expectancy - 25 year Warranty
- Boulder retaining walls - stones imported from BC (6 truckloads over \$36,000)
- Heated Triple car garage, 8' Doors, 12' ceiling + dog wash

INTERIOR

- Chef inspired kitchen is the heartbeat of the home; 12 foot island/ breakfast bar
- Viking Professional Series (3 ft fridge and 3 ft freezer), 6 burner plus full size griddle, microwave. Miele appliances - dishwasher and Master Chef double ovens
- Custom built cherry cabinets in the kitchen, bathrooms, and bar
- Leather finish granite throughout including laundry and all bathrooms
- 200+ bottle wine cellar
- Copper sinks in main floor bedroom baths
- Hardwood and slate flooring throughout main and upper (hickory and walnut)
- Luxury Vinyl Plank throughout lower level
- Gym with rubber flooring
- 2 indoor gas fireplaces - stone surround
- Sonos sound system

EXTERIOR

- Large wrap around composite balcony with covered area
- Built-in Professional DCS gas BBQ with side burner
- Built-in Gas Fireplace on upstairs deck
- Two outdoor sheds
- Central Courtyard - fire pit
- Professional beach volleyball court - could easily be converted into Hockey Rink or temporary horse enclosure/arena
- Fire mitigation of the property (\$9000 - 2023)
- Driveway large enough to turn a regular sized horse trailer + parking for 15 vehicles.

MECHANICAL

- Reverse Osmosis, water softener, chlorine removal and UV
- 1100 litre cistern (which can also be filled from a truck as well as community well)
- Heating: main floor heating is supplied by hot water circulated through two air handlers for the north and south sides of the house; lower level has in floor hot water heating.
- 100 gallon hot water tank; two boilers, domestic hot water circulated for less water waste.
- FAST System by BioMicrobics - State of the art Septic System (cost of \$80,000)
- French Drain around the property to promote property drainage/runoff.
- Kineteco soft water system



