

# 273008 B TWP RD 480

## *PROPERTY FEATURES*

### SITE:

- 8.99 acres of both flat and sloped, grass and treed land
- Lakefront access with deck, dock and boat-lift for lakeside enjoyment
- Mostly fenced with trails throughout including gated access at south entrance
- Home and garage compound located on a very private part of the property
- Natural pond, open playing field, and grass area adjacent to the home and lakefront
- Power and natural gas in multiple locations with drilled well and septic field
- 2745 sq.ft. home, 900 sq.ft. garage, garden shed and detached sleeping cabin
- Three door garage with 10' ceiling allows for vehicle lift and work bench
- Hardy Board siding with Quality Stone accent
- Fire pit and 4500 of shale aggregate surround feature landscape island
- Rear fenced dog run with artificial turf and outdoor hot tub
- 800 sq.ft. composite material deck, outdoor shower, and glass railing
- Outdoor sound system and gas BBQ

### RESIDENCE:

- Maintenance free composite deck and Hardie board siding
- Fully developed 2,745 sq.ft. home with loft and walkout basement
- 1100 sq.ft. main floor with entry foyer, kitchen, dining, great room and master bedroom
- Walk-in closet, full master ensuite bathroom with custom shower and double sinks
- 22 foot high cathedral ceiling, valence lighting with window wall facing the lake
- Custom built high efficiency fireplace with marble hearth and maple wood mantel
- Solid maple wood cabinets with marble counters, appliance garage and pantry
- Induction oven with optional gas connection and vented microwave
- Solid maple base board and trim throughout
- All levels wired for sound, cable and date for satellite TV and internet
- In-floor heating on main and lower level
- 700 sq.ft. loft office and entertainment area includes a three-piece bathroom
- Loft layout provides an opportunity for a future bedroom
- Engineered hardwood floor with tile in the bathroom
- Walkout lower level with heated stained concrete floor
- Two bedrooms with three-piece bathroom with access to the hot-tub and dog run
- Laundry, storage, and mechanical electrical room, central vacuum system
- Glycol closed system boiler with heat exchanger and filtration system