

Lot 26, Block 1 - \$649,900.00

Cottage Bay Road, Paint Lake

1 + 2 Bedroom -

Don't let looks deceive you! This custom home has it all!

Modern with rustic touches!

Amazing waterfront views!



Kitchen - Modern, spacious and loaded with features! Plenty of cabinets and a functional layout makes it easy to get creative in the kitchen! The peninsula style counter functions as a breakfast bar. Pantry. Quality stainless steel appliances includes a large upright freezer. Open concept to the dining and living room.

Living/Dining Room - Step down and nestle into this spacious room! Engineered hardwood floors with a hand scraped Maple finish that flows throughout. The air tight "BIS" fire place with custom stone work anchors the room. French doors open to the 4 season room with heated porcelain tile floor that leads out to the deck.

Bedrooms - 1 bedroom on the main floor. The Primary bedroom is a place to relax and features a sitting area with electric fireplace, 4 piece ensuite with a modern vanity, walk-in shower, soaker tub and in-floor heat. 2 bedrooms on the lower level.

Bathroom - 2 piece powder room/laundry room on the main floor. 4 piece ensuite. 3 piece bath on lower level.

Lower Level - Large rec room area with walk-out access, large windows and in-floor heat. 2 large bedrooms with ample closet space. 3 piece bath with walk-in shower. Office area. Overflow pantry with additional storage. Electrical room. 8" walls.

Yard - Lot is nicely landscaped with a gentle slope to the waterfront. 10' x 32 deck overlooks the lake. 16' x 32' patio on the ground level leads to a 16' x 20' deck that connects to the dock system. Raised garden beds and perennial gardens. Small garden area. Compost containment area. Storage shed. Wood shed. Large canvas boat shed.

Garage - Custom 24' x 28' garage built in 2010 with hydronic in-floor heat, built-in work bench, storage/utility/boiler room, reverse osmosis filter system and hot water on demand. This garage also features full living quarters (482 sq ft) on the upper level that has an open concept kitchen and living room, one bedroom, 3 piece bath with walk-in shower and laundry. This space also has in-floor heat, laminate flooring and large PVC windows.



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This information, although believed to be accurate,
is not warranted to be so.





Extras - Built in 2016, this outstanding home comes fully loaded!

*Oversize entryway with large closet and appliance storage pantry.

*House is 2" x 6" and 2" x 4" construction. garage is 2" x 6" construction. Canexll siding with R20 insulation (1 1/2 inch styrofoam) on house and garage. PVC low-e argon windows throughout.

*400 amp service. 200 amps the house and 200 amps to the garage.

*HRV systems in house and garage.

*Water is pumped from the lake and heat traced. Additional 325 gallon holding tank with pressure pump in the garage. Reverse osmosis filtering system in house and garage. 60 gallon hot water tank.

*Large driveway with plenty of parking.

*Crawlspace with outside access provides additional storage.

*Additional outdoor storage below upper deck and front deck is the perfect place for the outdoor toys.

*Central air.

*Central vac system.

*Refurbished outhouse is grand fathered to the property.

Pride of ownership shines though in this meticulously well maintained home!

Age: 2016

Lot Size: 100 x 150 (15,000 sq ft)

House Size: Main floor - 1,536 sq.ft.

Lower Level - 1,150 sq ft

Leased Land: Approx. \$1,400.00

Heat: EFA, In-Floor and wood.

Possession: TBA



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