

## FEATURE SHEET - MAIN HOUSE

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LARISA YURKIW, SALES REPRESENTATIVE

Cell: 519-270-0839 | Office: 705-445-5454  
larisa@chestnutpark.com  
larisarealty.com



*Buying or selling - I'm ready when you are.*  
—Larisa Yurkiw

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

### **Breezeway:**

Heated floors.

Custom windows blinds for oversize windows and doors.

10 foot doors to enter and exit on both side of hallway, clear view through to back garden.

Mitsubishi heating/cooling/ventilation system with remote control.

Double Shoji style track doors with frosted glass can be closed for extra privacy from guest apartment or front of house.

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### **Front Entrance:**

Double french Shoji style frosted glass doors.

3 large asian style steps of composite wood that lead to covered post and beam front porch with 10 x 10 fir beams and integrated pot lights.

2 exterior plugs near roofline with separate switches for Christmas lights.

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### **Exterior and Gardens:**

30 acres with cut walking trails.

Managed Forest Plan for 75% tax savings on planted acreage.

8,800 trees of 8 varieties planted throughout walking trails.

**Kitchen:**

Custom kitchen with soft close doors and drawers with granite countertops.

Drawer and cupboard inserts including recycling and special baking table that pops up when needed.

Central vacuum broom door.

2 large pantry cupboards.

Kitchenaid black stainless 5 door fridge.

Kitchenaid black stainless top control dish washer.

Kitchenaid downdraft front control convection range.

Extra large granite countertop on island in one piece, no seams.

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**TV Room (with view of property):**

Easily converted into second main floor bedroom!

Oversize Shoji style track door with frosted glass.

Enormous window with wide openings that covers entire wall towards ponds and gardens.

In-wall wiring for entertainment system.

Modern 2 direction Kitchler fan with remote control.

Access through double glass french doors to back deck.

**Master Bedroom:**

Private balcony with composite wood decking and glass railings through glass double french doors.

In-wall wiring for entertainment system.

Large walk-in closet with built-ins.

HVAC ventilation in cupboard.

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**Master Bathroom:**

Heated tile floors with individual controls and timers.

Large shower with two shower heads, built-in seat and 2 windows that open to gardens but are still very private.

Mirror image on both sides of shower of vanity/lights/mirrors and windows.

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**Guest Apartment:**

Full kitchen including wiring for cooktop and cooktop provided but not installed.

Silastone countertops and built in custom table of same material.

Custom kitchen with soft-close drawers and cupboards.

In-wall wiring for entertainment system.

Entire apartment is heated by inflow heat with separate thermostat and has Mitsubishi heating/cooling/ventilations system with remote control.

Custom blinds.

Escape ladder.

Central vacuum plus.

**Garage:**

Reznor propane gas heater with thermostat to heat entire 3 (4) car garage.

Shoji style frosted double glass garage door for excellent daytime lighting.

Central vacuum plug.

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**Laundry Room:**

Extra large capacity front loading LG Steam washing machine.

Extra large capacity LG Steam dryer.

Heated tile floors with thermostat control.

Stainless steel sink, countertops, storage cupboards, etc.

Central vacuum plug.

**Main Floor Bathroom:**

Heated tile floors with thermostat control

Extra large shower with glass wall and 2 shower heads.

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**Theatre Area:**

In-wall wiring for entertainment system.

Ceiling speakers for surround sound.

### **Downstairs Bathroom:**

Heated floors.

Large storage cupboard.

Extra-long and deep bathtub/shower with glass wall.

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### **Downstairs Smaller Bedroom:**

Legal bedroom with large window as per legalities for escape in case of fire.

Two large storage cupboards with automatic lighting.

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### **Living Room:**

Large storage areas with automatic lighting and windows and doors for maximum light.

TV swivels for viewing in living room or kitchen area.

North wall is piped in ready for a fireplace.

Heated floors.

Mitsubishi heating/cooling/ventilation system with remote control.

Modern Kitchler ceiling fan (two directions) with remote control.

In-wall wiring system for entertainment system/t.v. including ceiling speakers in living room and kitchen.

Central vacuum plug.

*Access to screened-in porch through 4 pane glass sliding doors. Porch is made of composite wood decking and has mosquito netting underneath to make entire porch bug proof. Porch is lined in pine and has pot lights. The porch has full mosquito screens as well as vinyl glazed 10 mm sliding windows to control wind and rain. Very bright and sunny!*

## **Mechanical Room:**

Contains 2nd central vacuum.

Zuba Central Air Exchange heat/cool with Air Handler. Air exchange heating system - high efficiency.

“Life breath” HVAC.

“Navien” hot water on demand provides endless hot water.

“Kinetic” water filtration system (iron filter, water softener, uv light, overdrive enhancer).

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## **Septic:**

Bio Filter septic system installed and maintained by Ferris Enterprises.

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## **General:**

Separate central vacuum systems - (one for the garage, apartment, laundry and glass hallway and one that covers the rest of the house)

Outdoor shower located behind the downstairs bathroom of the addition (also where the shut off controls are for winter)

All the lights in the house (except for garage lighting) are on dimmer switches

All closets (except pantry) have lights (most are motion-censored)

Fire/carbon monoxide/propane alarms in the house and kennel have outside alarms (can be heard when you are in the yard)

Cement fire pit in the garden near the far pond

Generac Guardian Series Generator that runs the entire outbuilding, the kitchen, the water pumps and heaters, the septic system and many other plugs including the garage door

Composite wood back deck with glass railings

Propane lines and fittings in place for barbecue hook-up on back deck

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**Utilities:**

Hydro - \$278.00 monthly average (2018).

Propane - \$211.33 monthly average (2018).