

# 154 Lakeshore Drive: Features & Finishes

## Kitchen:

- Cabinetry custom designed, solid wood maple stained grey
- Door style; double shaker complete with brushed nickel hardware
- Maytag Stove - Glass top S.S. 5 burner; above stove Maytag microwave
- Dishwasher - Maytag
- Fridge; double door Maytag
- Ceramic tile back splash to contrast with counters and cabinets.

Additional Features: Granite counter tops (color: New Crazy Horse grey/ black) with one double and one single under mount stone sink with single lever brushed nickel faucets, cabinet under mount lighting with 2 ½" valance; soft close doors; built in spice racks, 2 built in recycle bins, appliance garage (for toaster, blender etc.).

## Laundry/ Mudroom:

- Frigidaire piggyback washer dryer, white
- Stainless steel single laundry sink with single lever faucet.
- Base cabinets with upper and lower cabinets and Arborite laminate countertop.
- Drain for washer, and dryer vent.

## Painting:

- All finished trim painted in an off-white ivory shade with semi-gloss paint.
- Walls primed and then painted in 2 coats of grey tones - Benjamin Moore Paint

## Plumbing & Washrooms:

- ABS drains and vents with quiet durable and non-toxic Cross-link Polyethylene waterlines.
- 2nd floor Main bathroom; 5-foot acrylic white tub/shower unit.
- Features 36" counter height vanity cupboards in washrooms
- Primary Ensuite; tiled shower and base with glass door enclosure. Shower has pressure/ temperature control valve.
- Primary Ensuite includes solid Maple vanity with 2 white under mount basins and granite countertop (New Kicking Horse).
- 2nd floor Semi Ensuite; Maple vanity, stained grey. Granite countertop (Fantasy Brown, Leathered look)
- Shut off valves on all sinks and toilets.

\*\*The information on this feature sheet is provided by the owner and believed to be accurate & reliable, however, RE/MAX four seasons Doug Gillis & Associates Realty, Brokerage assumes no responsibility for any errors or inaccuracies.

#### Flooring:

- 5/8" tongue and groove sub floors, screwed and glued to floor joists.
- Ceramic floor tile in entrance, 4 bathrooms, laundry/ mud room, kitchen and nook.
- Pre-finished maple 3 1/4" (dark grey/brown) hardwood flooring in great room, dining room, master bedroom 2nd and 3rd floor upper bedrooms and loft areas.
- Above garage room - games / office room/ granny suite - 3/4 in. Oak Gray solid Hardwood Plank
- Basement - Ceramic Flooring throughout 12 x 24 - Bengal Autumn

#### Sewage System:

- Private septic system installed as approved by the Town of Meaford.
- Sewage ejector for basement washroom

#### Interior Trim & Hardware:

- Elegant 7/8" step baseboard and 3 1/2" casing; double level profile; painted wood windowsill extensions throughout.
- Designer style interior doors. Swing doors on closets, except master walk in closet which is pocket door.
- Standard door lever style hardware throughout in Brushed Nickel
- White wire shelving in all bedroom and linen closets
- Main staircase to loft features painted wood balusters (cream color), wood handrails, Maple stringers and treads (stained in dark grey/ brown tones.)

#### Doors, Windows, Trim:

- Ostaco Low E Argon maintenance-free vinyl clad windows (color - white interior, Pebble exterior).
- One Egress 60" x 32" basement window.
- Insulated fiberglass front entry door (burgundy color) complete with double clear glass sidelights, other exterior doors are insulated steel doors.
- Upgraded trim and interior doors.

#### Garage:

- Garage common wall with house is insulated and fume proofed according to building code.
- Garage floor insulated with 2 1/2" Styrofoam.
- Gas wall heater installed
- Ceiling and walls all insulated, dry walled and painted
- Two insulated overhead garage doors complete with curved windows and 2 remote openers

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#### Mechanical:

- Highly efficient natural gas, forced air furnace.
- Natural gas Hot Water Heater (owned).
- Central Air Conditioning.
- Energy Heat Recovery Ventilator.
- Programmable Thermostat.
- Exhaust outlets in all bathrooms and laundry areas for EHRV.
- Range exhaust fan in kitchen vented to exterior combined with over the range microwave.
- Natural gas direct vent Heatilator NOVUS fireplace complete with remote in Great Room.
- Grey Stone floor to ceiling stone fireplace with thick rustic brown stained wood mantel in living room
- Another matching wood mantel above entrance door with 2 hanging crystal lights.
- Natural Gas BBQ rough in on rear deck of the house.
- Municipal water line connected
- Daikin Heat Pump Inverter (heat and air conditioner) in room above garage.
- Central Vacuum System - Broan

#### Electrical:

- Electrical light fixtures installed.
- Decora light switches and receptacles.
- 200 Amp electrical service with breaker panel.
- Smoke detectors and carbon monoxide detectors (as per Ontario Building Code).
- 220 Volt heavy duty wiring and receptacle for kitchen stove and dryer.
- 2 exterior weatherproof outlets (1 at front porch, 1 at rear of house).
- Automatic garage door openers with 2 remote controls.
- Receptacle installed in garage for electric car recharging per building code.
- Telephone, TV, internet outlets
- Exterior lighting includes 2 wall mounted lanterns on front porch and recessed pot lights on soffits.

#### Insulation and Drywall:

- House fully insulated 2 x 6 wall assembly with R20 batt and 1" rigid insulation (nominal R15).
- Cathedral ceilings R40, full height R20 basement insulation – installed in 2" x 4" studded walls.
- Cement based backing board in ensuite shower stall.

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- Vaulted ceiling in great room & loft floor areas which are pine tongue and groove, whitewashed stained.
- Walls and ceilings dry walled and painted.

Exterior:

- Front face of house is Shouldice Manufactured Hampton Blend Estate Stone;
- Siding on 2 sides and rear are Maibec genuine wood siding. - Soffit and fascia is aluminum.
- Shingles – architecturally designed, double laminate fiberglass.
- 2 decks – side 12 ft x 20 ft. and rear – 10 ft x 15 ft. constructed with pressure treated lumber.
- 2 stone pillars and 8 x 8 pine timber on porch front architecturally designed, pine gable trims at front roof gables.
- 3 stone pillars in front of garage with 3 pine timber posts
- Yard sodded (front and rear)
- Front yard landscaping shrubs/ flower beds and flower planters
- 2 exterior frost-free hose bibs
- Proguard Leaf Guard installed on eaves in fall of 2020

Lot:

- Semi-circular driveway - finished with interior stone wall and asphalt, additional parking area at side of garage also asphalted.
- Elevated lot; magnificent views of Georgian Bay

Foundation:

- Poured concrete basement walls and insulated concrete basement floor
- Poured concrete front porch pad, completed with precast step.
- Weeping tile installed gravity draining to the street in accordance with GM Blueplan Eng. Ltd. engineered lot grading site plan.
- Floor Drains in basement and garage

Miscellaneous:

- Central vacuum terminated in mechanical room.
- 8 ft. main floor ceiling height
- Telephone, internet & cable television
- Taxes 2021 \$10,618.00

This house is architecturally designed and has been approved by the Town of Meaford in conjunction with an engineered site plan. The house is approved by the municipality of Meaford building department for occupancy with a final inspection certificate.

Appliances Included: refrigerator, electric range, microwave, dishwasher, stacking washer dryer unit, gas hot water heater, all purchased new in December 2018.

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