

## Property Notables

- Both levels of the home have heated stamped concrete floors.
- Well laid out kitchen with oversized island, double ovens, gas stove, double dishwashers
- Main floor primary suite with a soaker tub, and oversized shower with a unique steam feature
- Main floor office or additional bedroom
- Living room offers Soaring ceilings, custom millwork and cozy gas fireplace
- Upstairs 1 bedroom inlaw/bed sitting suite with a 3 piece bath, wet bar and access to the elevator. In addition 3 more bedrooms and a full bath.
- Separate main floor Theatre/Family room. sliding doors to hot tub area
- Garage and Front entry into Spacious mudroom with 3 piece bath, laundry, and abundance of storage. The rough- in elevator shaft is located here.
- House has been wired for alarm system but not under contract
- 6 acres of privacy with walking trails
- Sea can out back for added outdoor storage
- **Invisible Dog fence:** activated in 2018 until the fencing was all done. Surrounds the house and segregates the flower beds, is run around the perimeter of all grass areas, cuts off across the front of the property in line with the front of the house. Control is mounted in the garage. One collar and one remote left with home.
- **Backyard fencing done in 2019** 100' of 8' tall privacy fencing-all posts are 12"postmaster" steel +520' of 5' black chain link fence, concrete poured posts.
- **Kidney shaped in ground pool done in October of 2019 By Shelin pools.**
- **Pool shed, by Lindsay country style furniture, done in Nov 2019.**
- **In ground sprinkler system-back yard and around the pool, done by Kerr Sprinkler systems in summer of 2020.**
- **1000 Sf of paver stones added around the pool, done in August of 2022 by AK custom landscapes.**
- **Awning, Supplied and Installed by EC Awnings, April 2021.** Manufacturer is Stobag model numbers P3500-Awning and VS5200- valance
- **Renovation in Garage-** Vault ceiling for car lift, done in May 2023, by AK construction, added-Heat pump/mini split AC and heater in 2020, by Quinte Air Supply. .
- **Septic electric pump was replaced in March of 2023.**
- **Generlink hook up and 12,000 watt push button start generator .**
- **Water softener, Reverse osmosis and UV light servicing,** done May 2025.
- **Quinte Air Supply, new blower motor put into furnace 2024,** which drives the AC air and circulates the heated furnace air.
- **Bell Fiber** currently but Rogers 5G will be an option as it has recently been hooked to the house and will soon be available as a choice.
- **New road surface, just received notice in the mail the county is redoing sunrise drive this summer**