

Features and Details

9 & 10 Goodman Road, Balsam Lake

Main Level

Foyer (11'2" x 4')

- Cedar ceiling
- Pine paneled walls
- 200-amp electrical panel in cupboard
- Coat closet
- Walk-in storage (or pantry) closet
- Softwood flooring

Kitchen (17' x 14'6")

- Drywall & pine beam ceiling
- Two ceiling pot lights, 3 ceiling light fixtures
- Drywalled walls
- Tiled backsplash in counter area
- Stainless refrigerator, stainless built-in electric oven, 4 burner range-top in counter, stainless dishwasher
- Arborite countertops with dual sinks
- Island with arborite countertop/drawer storage below/breakfast counter
- Wood-burning stove
- Corner desk with drawer storage below
- Pantry storage cabinets
- Kick-space electric heater under corner desk with wall mounted thermostat above desk
- Laminate flooring

Sunroom – West (17' x 9'2" approx.)

- Cedar strip ceiling
- Pine paneled walls
- Slider windows on 3 sides
- Window air conditioner
- Exit door to west lawn
- Electric heater baseboard (freestanding)
- Laminate flooring

Dining Room (16'8"x 9'4")

- Painted chipboard ceiling with pine beams
- Pine paneled walls
- Wall mounted electric heater
- Door & stairs down to small crawlspace
- Linoleum flooring

Games Room (16'11"x 9'4")

- Fibre tiled ceiling
- Board paneled walls
- Carpeted flooring

East Room (17'4"x 8'6")

- Cedar strip ceiling
- Pine paneled walls
- Double French doors to east lawn
- Softwood flooring

Living Room (25' x 19' approx.)

- Drywalled ceiling with wood beams
- Pine paneled walls
- Stone fireplace (non-operational)
- Electric baseboard heater, electric wall mounted heater
- Double French doors to East room, double French doors to old Dining Room, single door to Dining Room
- Double French doors to lakeside porch
- Stairs to upper level
- Softwood flooring

Lakeside Porch (25' x 10' approx. + entry alcove 8' x 4')

- Fibreboard ceiling with spruce trim
- Slider windows 3 sides
- Entry door to lakeside yard

Upper Level

Hallway (19' x 9'3")

- Fibre tiled ceiling
- Wood paneled walls
- Carpeted flooring
- Wall mounted electric heater
- Stairs to unfinished attic
- Walkthrough from Bedroom ensuite bathroom to Bedroom 5 – walkthrough contains electric hot water heater

Bedroom 1 (13'4" x 8'9")

- Fibre tiled ceiling
- Wood paneled walls
- Dual slider windows overlooking parking area & south gardens
- Softwood flooring

Ensuite Bathroom (9' x 5'5") – 2 pc

- Painted fibreboard ceiling
- Wallpapered walls
- Vanity below single sink
- Electric clothes washer
- Access through this bathroom to old servants' quarters (two bedrooms)
- Softwood flooring

Main Bathroom (8'8"x 6') – 4 pc

- Fibre tiled ceiling
- Wallpapered & tiled walls
- Vanity with single sink
- Medicine cabinet mounted on wall and wall embedded medicine cabinet
- Vinyl tiled flooring

Bedroom 2 (12'7"x 8'8")

- Fibre tiled ceiling
- Wood paneled walls
- Slider windows overlooking west lawn
- Softwood flooring
- 2-piece ensuite bathroom (7'6" x 5'3") - water supply currently turned off

Bedroom 3 (13'2" x 8'8")

- Fibre tiled ceiling
- Wood paneled walls
- Dual slider windows overlooking lake
- Walk-in closet with sink (sink water supply currently turned off)
- Softwood flooring

Bedroom 4 (19'2"x 9'3")

- Fibre tiled ceiling
- Wood paneled walls
- Softwood flooring
- Dual French doors to upper deck
- 2-piece ensuite bathroom (7'3" x 5'6") - water supply currently turned off

Bedroom 5 (14'9" x 12'9")

- Painted fibreboard ceiling
- Wallpapered walls
- Wall mounted electric heater
- Carpeted flooring

Bedroom 6 (17' x 9'10" approx.)

- Tent style ceiling
- Wood paneled ceiling & walls
- Carpet underlay

Outer Buildings

Boathouse

- Dual wet slips with large Bunkie quarters above
- Lower Level Boathouse
 - Dual wet slips (one side is narrow at 5'6", one side wider at 8')
 - Each slip has manually operated jack screw boat lifts
 - Electrical power for lights
 - Fully operational 26' Greavette mahogany boat with Chrysler Crown flathead 6 engine is part of this property sale. This boat stays in the boathouse year-round, and is raised above the ice level with manual screw jacks (see "Edith" document for further detail)
- Upper Level Boathouse
 - Wraparound covered deck
 - Interior has open concept sitting room/kitchenette (23' x 18'6"), cedar ceiling, paneled walls, two foldout couches for sleeping, freestanding armoire, softwood flooring. The other part of this large room is a kitchenette with refrigerator; electric stove/oven, arborite countertop with single sink, breakfast counter, cupboard storage below countertop. Bathroom (3 piece), (6'6" x 4'5") – cedar ceiling, wood paneled walls, shower stall, linoleum flooring.
 - Building has a separate septic tank with tile bed in the east lawn

Cabins

- 3 cabins at the west end of the property all overlooking the lake at the shoreline
- Stone firepit near the shoreline just east of the 3 cabins
- Cabin 1
 - Sitting room (23'5" x 10'8") – vaulted ceiling with bedroom loft above, closet under loft stairs, open concept with kitchen sink and open cabinet for dish storage, electric wall heater in sitting room
 - Bedroom 1 (9'2" x 8'6")
 - Bedroom 2 (9'2" x 8'6")
 - Bathroom (3 piece) (8'5" x 4'7")
 - Cabin has a separate septic tank and tile bed in the west lawn

- Cabins 2 & 3 – these 2 cabins are identical
 - Sitting Room (16'5" x 10'6") – tiled ceiling, pine paneled walls, electric wall heater & electric baseboard heater, carpeted floor
 - Kitchenette (7' x 5'8") – tiled ceiling, wood paneled walls, electric refrigerator, electric stove/oven, linoleum flooring
 - Bedroom 1 (10'9" x 8'6") – tiled ceiling, wood paneled walls, closet, carpeted floor
 - Bedroom 2 (10'9" x 8'6") – tiled ceiling, wood paneled walls, closet, carpeted floor
 - Bathroom (4 piece) (6'6" x 4'5") – tiled ceiling, wood paneling & linoleum wainscoting on lower half of walls, linoleum flooring
 - Cabins 2 & 3 share a separate septic tank and tile bed in west lawn
 - Cabins 2 & 3 each have an externally accessed upper level, each with a bed, small kitchenette & bathroom facilities. The exterior stairs to both of these cabins are not considered safe at the moment

Additional Buildings (on lot other side of road)

- **Garage Apartment:**
 - Sitting Room (19'9" x 11') - cedar ceiling, cedar paneled walls, windows on 3 sides, closet over stairs, freestanding armoire, softwood flooring
 - Bedroom (11' x 10') - cedar ceiling, cedar paneled walls, softwood flooring
 - Kitchenette (10' x 5'4") - cedar ceiling, cedar paneled walls, electric stove/oven, open faced cabinet for dishes/cutlery, sink (water currently turned off), linoleum flooring
 - Bathroom (2 piece), (6'6" x 5'10") – cedar ceiling (vaulted), cedar walls, water currently turned off, linoleum flooring
 - There is a separate unknown septic system for this building
 - There is a workshop below the apartment at ground level
- **4 additional buildings on the south side of Goodman Road:**
 - 2-car garage
 - 2 storage sheds with concrete floors
 - 1 storage shed with a dirt floor (currently used as the property's woodshed)

Mechanical

- Water system – there is a well in the south garden near the east edge of the property. There is a small water heater in the main house (located in the walkthrough between the ensuite bathroom and Bedroom 5)
- Electrical system – there is a single hydro meter for the entire property on the hydro pole on the south side of Goodman Road. The main house has a 200-amp electrical panel in the entry hallway.
- Summary of septic systems:
 - Main house - septic tank in garden between house and driveway parking area, tile bed in west lawn
 - Boathouse Bunkie - septic tank and tile bed in east lawn
 - Cabin 1 - septic tank behind cabin & tile bed in west lawn
 - Cabins 2 & 3 - septic tank behind cabins & tile bed in west lawn
 - Garage apartment - septic tank (location of tank and tile bed unknown)

General Information

- Stone and mortar foundation
- Septic tank in south garden with tile bed in west lawn
- Permanent dock – creates a small private harbor in conjunction with boathouse