

Features and Details

47 Beaver Drive, Four Mile Lake

MAIN LEVEL

Foyer (10'2" x 4'8")

- Drywalled ceiling
- Ceiling light
- Smoke alarm
- Drywalled walls
- Burglar alarm panel
- Ceramic tiled floor

Great Room (23' x 23' v-front)

- Vaulted tongue and groove pine ceiling
- Pot lights and ceiling fan
- Wired smoke alarm
- Drywalled walls
- Stone fireplace with a woodburning airtight fireplace insert
- All window front overlooking lakeside yard
- Engineered hardwood flooring

Master Bedroom (13'10" x 9'9")

- Drywalled ceiling; ceiling light
- Drywalled walls
- Dual closets each side of hallway into ensuite bathroom; pot lights in closets; Barn door sliding door to ensuite bath entry (barn door)
- Wall mounted bedside reading lamps
- Sliding patio door to lakeside sunroom
- Engineered hardwood flooring

Ensuite Bath (9'7" x 6'4" + entry hallway alcove) – 3 piece

- Drywalled ceiling
- Pot lights
- Drywalled walls plus reclaimed wood panel walls
- Single sink in vanity with storage below
- Custom tiled shower
- Custom built-in cabinetry, 3 drawer storage with towel shelves/miscellaneous storage above
- Custom black out window drapes
- Part engineered hardwood flooring, part ceramic tiled flooring
- Electrically heated floor

Sunroom (18' x 8')

- Aluminum ceiling & walls
- Sliding patio door to side deck
- Slider windows
- Laminate flooring

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

- Tongue and groove ceiling
- Drywalled walls
- Wooden vertical blinds
- Engineered hardwood flooring

Bedroom 3 (12' x 11'2")

- Tongue and groove ceiling
- Drywalled walls
- Walk in closet
- Wooden vertical blinds
- Engineered hardwood flooring

Bedroom 4 (15'7" x 11'6")

- Tongue and groove ceiling
- Drywalled walls
- Walk-in closet
- Custom black-out window drapes
- Engineered hardwood flooring

Bathroom (9'10" x 4'11") – 4 piece

- Drywalled ceiling
- Custom tiled tub walls & backsplash & behind toilet; remainder drywalled walls
- Large vanity with single sink
- Built-in medicine cabinet
- Ceramic tiled floor (electrically heated)

LOWER LEVEL

General

- Kitchen/dining room/family room open concept
- Ceiling pot lights throughout
- Electrically heated floor in living spaces of basement

Family Room (23' x 18'4")

- Stucco drywalled ceiling
- Drywalled walls above; tongue and groove wainscoting below
- Built-in entertainment centre with speaker cabinets and Bose sound system
- Exit door to lakeside yard with sliding door
- Engineered hardwood flooring

Kitchen (13'11" x 12'11")

- Drywalled ceiling
- Drywalled and custom tiled walls
- Engineered countertops
- Stainless appliances: electric (Induction) 5 burner built-in stovetop/range hood; electric oven built-in; microwave with Speedcook (microwave/oven hybrid) built-in; refrigerator; built-in dishwasher
- Dual built-in wine fridges (wine fridge/beverage centre)
- Large amount of cabinet/drawer/pantry storage
- Island with storage below
- Engineered hardwood flooring

Dining Room (14'3" x 8'6")

- Drywalled ceiling
- Ceramic tiled walls (continuation from kitchen)
- Engineered hardwood flooring

Hallway (13' x 5' approximately)

- Stucco ceiling
- Drywalled walls
- Storage closet with 200-amp main electrical panel
- Ceramic tiled floor (electrically heated)

Bathroom (6'10" x 5'6") – 3 piece

- Drywalled ceiling & walls
- Custom tiled shower
- Vanity with single sink and storage below
- Medicine cabinet with mirror
- Ceramic tiled flooring (electrically heated)

Mud Room (9'4" x 6'8")

- Dual door entry from lakeside yard
- Tongue and groove ceiling & walls
- Boot storage seating, 2 large walk-in storage/coat closets (one closet is cedar lined)
- Second alarm panel
- Ceramic tiled floor

Mechanical/Utility Room

- Propane furnace forced air
- Central air conditioning, central vacuum
- Electric hot water tank
- Laundry – dual sinks; electric washer & dryer
- Water system components – sediment filter; water conditioner system
UV Filtration system; drilled well
- Septic system component – pump station (pumped to septic tank & weeping tile bed).

OUTSIDE

Waterside Studio (35' x 17' approximately)

- Sliding patio doors to lakeside with electric rolled security door
- 2 ceiling fans
- Garage style door (back wall)
- Cabinet storage
- Refrigerator
- 100-amp electrical subpanel
- Propane suspended heater with overhead ductwork
- Painted floor

Bunkie (9' x 7' approximately) – 2 story

- Currently used as water toy & lawn furniture storage
- Deck and stairs to ground level
- Yard tool storage shed below
- Interior power/lighting

General Information

- Side deck
- Steel roofing
- Wood siding (stained)
- Telephone line
- TV satellite dish
- Long removeable dock
- Paved turnaround driveway – 10+ vehicles parking
- Some landscaping at back of house (limestone armour stone)