

Features and Details

49 Kenhill Beach Road, Sturgeon Lake

MAIN LEVEL

Front Entry Sunroom (13'9" x 8')

- Painted white tongue and groove ceiling
- Ceiling fan/light combo
- Drywalled walls
- Single door entry from roadside porch and sunken gardens with pond
- Large windows with garden views
- Tile floor

Kitchen (17'8" x 14')

- Painted white tongue and groove ceiling
- Fan/light combo
- Drywalled walls and wood paneled wainscoting
- Dual copper sinks
- Granite countertops
- Built-in stainless refrigerator; built-in stainless electric oven/microwave oven (convection); built-in stainless dishwasher; built-in Kitchen Aid stovetop with pot filler faucet
- Provision for future island with floor embedded electric outlet
- Custom kitchen cabinetry with lots of storage and pantry
- Tile flooring

Great Room (Livingroom/Dining Room combo) (21' x 21'7")

- Vaulted natural pine tongue and groove ceiling
- Fan/light combo in ceiling
- Chandelier over dining room table
- Pot lights
- Drywalled walls
- Floor to ceiling stone fireplace with wood burning airtight insert with heatilator fan
- Engineered wide plank hand scraped maple flooring
- Side garden, patio and expansive lake views
- Patio doors to covered lakeside deck and side patio and gardens
- Reclaimed pine staircase to walkout level

Master Bedroom (11'9" x 13'4")

- Drywall ceiling and walls
- Fan/light combo
- Walk-in closet with bench
- Alcove outside ensuite bathroom containing sink in wood countertop
- Large window with lakeview
- Engineered maple flooring

Ensuite Bathroom (9' x 4'7" plus space for door opening)

- 3 piece – toilet and custom shower
- Drywall ceiling and walls
- Custom tiling on wall behind toilet
- Custom tiled shower with exhaust fan
- Linen storage shelving
- Ceramic tiled flooring

Bedroom 2 (7' x 9'9")

- Painted white tongue and groove ceiling
- Drywall ceiling and walls
- Engineered maple flooring
- Fan/light combo

Bathroom (8'4" x 7') – 2 piece

- Painted white tongue and groove ceiling
- Drywalled walls
- Single sink with vanity storage below
- Exhaust fan
- Tile floor

Lakeside Covered Deck (11' x 11')

- Tongue and groove pine ceiling
- Ceiling fan/light combo with remote
- Douglas Fir post & beam construction
- Infrared heater
- Low voltage indirect lighting
- Bamboo sun/privacy roll-down screens
- Wonderful place to enjoy expansive lake views to the west, north and east
- Wood flooring

LOWER LEVEL

Main Entry Hall (15'7" x 7'7")

- Drywall ceiling and walls
- Coat closet
- Garden doors to 40' covered lakeside stone patio with hot tub
- Tile flooring

Family Room (19' x 16')

- Drywall ceiling and walls
- Large window overlooking lake
- Dual frosted glass doors from lower main entry hallway
- Pine staircase to main floor Great Room
- Tile flooring

Lakeview Bedroom 3 (12' x 12')

- Drywall ceiling and walls
- Closet
- Frosted privacy glass door
- Carpeted floor

Exercise Room (17'7" x 14'4")

- Drywall ceiling and walls
- Sliding floor to ceiling mirror doors concealing built-in book shelves, storage and well pump
- Coat closet
- Mechanical closet (contains electric hot water tank, lake water pump and heat line, sediment and UV filters valve from well water pump, sump pump)
- Utility room with 200-amp main electrical panel, hub for TV, CAT 5 and security camera cables and storage shelving
- This room also suitable for home theater or media room, hobby, additional sleeping area or other uses
- Cushioned gym flooring

Bedroom 4 (15'4" x 8'6")

- Drywall ceiling and walls
- Frosted privacy glass door
- Window
- Carpeted floor

Bathroom (8'6" x 6'7") – 4 piece

- Drywall ceiling and walls
- Single sink with vanity storage below
- Tub/shower surround
- Linen closet
- Exhaust fan
- Tile flooring

Kitchenette and Laundry Area (15' x 7')

- Drywall walls and suspended ceiling
- Stacked washer and dryer
- Granite countertop with SS sink and storage cabinetry
- Refrigerator
- Granite counter and cabinetry
- Closet containing furnace with humidifier
- Tile flooring

OUTSIDE BUILDINGS

Garage set up as Bunkie (23' x 13' plus cedar sitting room 10' x 9')

- Drywall ceiling and walls
- Two bow windows with lake and garden views
- Dual queen beds
- 60-amp subpanel
- Electric baseboard heaters with thermostat
- Air conditioner
- Concrete floor with area carpets

Boathouse (24' x 13') – single width

- Electric push/pull marine railway
- Wide roll-up door accommodating 20 ft boat
- 40-amp subpanel
- Irrigation system pump (from lake)
- Large stone patio at water's edge beside boathouse

Bar shed/cabana (10' x 8')

Stand-up stone serving counter with shutter doors

Interior tiled preparation counters

Wood deck on two sides with lake view

Back lot Garage and Shop (28' x 24')

- 2 wide doors, 2 car spaces
- Electric lift for 3rd car parking
- 60-amp subpanel with 240V outlet
- Insulated
- Propane space heater
- Mezzanine over work bench
- Large shelving unit

Storage Shed/Workshop

- Located beside garage

General Information

- Main floor has 10' ceilings
- Dual water supply with heated lake water supply line and well system
- Heating/AC system – electric ultra-high efficiency Mitsubishi Zuba Central furnace with heat pump and dual zones with dual thermostats
- Insulation values far exceed the building code
- Natural stone facing on some exterior walls
- Pre-wired for security cameras, and cable TV and Cat5 to multiple rooms
- Many sitting, dining and entertaining areas to enjoy the impressive professional landscaping, lake views, and to suit your mood and weather conditions. Stone patio and front porch with southern exposure, covered deck and 40 foot stone patio with hot tub on lake side, cabana bar deck and stone water's edge patio also on lake side along with the fire pit area. Removeable dock with lounging area and ladder into 3 ft depth and smooth hard bottom.
- Major grading, drainage and water control provisions for the property to prevent flooding as designed by a landscape architect
- Electrical conduit and water supply to main and back lot gardens and buildings all buried
- In-ground automatic irrigation system installed in some areas and water pipes for other areas buried for future use
- The current owner completely renovated the exterior of the home and all landscaping from 2007-2013, including addition of back lit garage and timber frame covered deck and patio, and the interior was renovated right down to the studs from 2016-2018.

- Building permits were issued and inspected for all renovation work including all electrical, plumbing, framing, insulation, windows, doors, decks and railings
- All work was done to a very high standard and level of finish right down to the \$2400 hammered copper kitchen sink
- This home was purchased from the family that owned much of waterfront lands in this area back to the 1800`s and is an exceptional property with a shoreline protected from the prevailing winds and most rough water
- Kenhill Beach Road is a dead end street with 35 properties with a mix of full and part time residences. There are back lots on the other side of the road that each lakefront property owns to ensure privacy and is bordered by a farm beyond that. It`s a friendly community with an active property owner`s association that enhances the enjoyment for all. Welcome to Kenhill Beach!