

Features and Details

576 Birch Point Road, Balsam Lake

GENERAL INFORMATION

- Construction began in 2004 and continued through until 2013.
- House is custom designed by Paul Sturino, Details Architectural Design, Toronto ON and built by Rae Holliday of Holliday Home Renovations Glenarm ON.
- The design makes use of energy efficient features. The porch roofs help keep the house cool in the summer by limiting the direct sunlight that enters the house which means that air conditioning is not necessary except on the hottest of days. Ceiling fans help to regulate the hot and cool air in summer and winter. There is only one small window on the north side of the house to help prevent heat loss in the winter. The 9' ceilings on the main floor also help to keep the house cooler in the summer.
- Basement is block construction. It is a dry sealed basement with no sump pump as the foundation is very close to the water table. The house is in the ground only 1 meter with the lot raised around it.
- Doors and windows are aluminum clad solid pine with low e glass and argon gas filled thermal panes.
- Roof shingles were replaced in November 2016 with Everest 42 shingles.
- Insulation is Thermoseal – blow in fiberglass - in both the house and garage. Walls in both the house and garage are R24, roof of house is R50 and garage roof is R40.
- Wood siding is baked on pre-finished pine from Nova Scotia. The stone siding is engineered stone manufactured in California.
- Porches are cedar flooring and pine railings and ceilings.
- 100 amp electrical service.

INTERIOR:

- Entry, kitchen and laundry room have travertine tile flooring.
- The remaining floors are maple, sanded and finished on site by Acadian Flooring Centre, Markham.
- The trim and crown molding throughout the house are clear pine purchased from Doorland 2000, Vaughan.
- Interior doors are clear pine special ordered through Home Depot and finished on site to match the trim.
- The staircase was designed and built by Rae Holliday and is unique to the house. Maple handrails and metal railings are hand-made.
- There are pot lights in all rooms on the ground and second floor of the house, except the 2 guest bedrooms. The pot lights in the stairwell are LED and all others are halogen. All the switches have dimmers and each switch only operates a few of the lights. These two measures were incorporated to make the house more energy efficient.
- The laundry chute and dumb waiter service all three floors of the house. Originating in the master bedroom they go down to the laundry room in the basement. The dumb waiter was manufactured by Bruce Fowler Industries in Quebec (shop drawings will be left with the house).

Bathrooms

- Bathrooms are ceramic tile.
- Shower stalls in the main floor and master ensuite bathrooms were constructed on site by the builder and Glass Designs from Toronto.

Kitchen

- The kitchen cabinets were designed by the architect and custom made by Oakridge Millwork Ltd. In Concord. The stain for the cabinets was hand made to match the floors and trim.
- The architect also designed the layout for the granite counter tops with a circular eating area.
- Kitchen appliances were purchased in 2009.
- The refrigerator is a Subzero with freezer drawer on the bottom and is counter depth.
- The dishwasher and propane cooktop are Miele.
- The oven is GE.
- 2019 Panasonic microwave.

Living Room

- Napoleon fireplace. The fireplace is not WETT certified as it is not an insert.
- Mantle is solid walnut hand made.
- The stone is the same as the exterior of the house with a natural granite hearth.

Mechanicals

- The furnace is a Keepright mid-efficiency forced air propane with central air purchased in 2001.
- New water heater installed in 2018.
- Owned water softener was purchased 2005.
- Whole home Aerator purchased 2007. The Aerator requires no salt or maintenance and removes the sulfur in the well water.

OUTDOOR

- Garage
 - 2 car Garage was built in 2011 using the same exterior finishes and the house.
 - Garage is insulated and heated with 100-amp electrical service.
 - 4' block foundation with poured cement floor.
 - There are 3 garage doors creating a drive through on the north side.
- Dock
 - White Water floating dock which never needs to come out of the water – it is designed to float up on the top of the ice in the winter.
 - Dock is anchored on all four corners.
 - The dock extension from the shoreline to the dock (by Dock Wright added in 2018) does need to be removed in the winter and reinstalled in the spring.
- Shoreline Work
 - 2005 – Removed existing retaining wall and stabilized shoreline using river rock on a slope and added a wet slip.
 - 2018 - shoreline stabilization was redone to incorporate the use of armour stone and to create a sandy wade-in area.
 - 2019 - shoreline was dredged to a depth of approximately 5' on the north side (was dredged to bed rock) and 12' from the beach area to the south side of the lot.

- 2006 fenced the lot lines. The fence is inside the lot line and is owned 100% by the owners of this lot.
- 2007 Armour stone from the Attia quarry in Washago was used to create the flower beds and natural limestone exterior steps.
- 2013 paved driveway with gravel topped with 3/8 granite pea stone.