

# Features and Details

## 7348 Hwy 35, Shadow Lake

### General

- The largest property on Shadow Lake - almost 10 acres of pure privacy with 690 ft. of waterfront and 300 ft. of frontage along Highway 35
- Direct private entrance off of Highway 35
- All plans, approvals and work permits are available for review

### Lake House

- Custom designed layout on three levels with 24 ft. ceilings and open concept
- Wood floors are authentic reclaimed 200 year-old random width pine
- All doors are custom-made solid wood doors from the Madawaska Door Company
- Six bedrooms - most with walk-outs to lakeside decks
- Four bathrooms including spa bathroom next to gym and sauna
- Beautiful 3 season sunroom
- Updated lighting in kitchen, new accents, pulls, valance sink along with faucet
- Multiple fireplaces both indoor and out including a 24 ft two-sided stone fireplace in the Great Room
- Master bedroom:
  - Three sliding door walkouts to private deck with a wood burning fireplace.
  - 50 ft. clothesline over private side of lawn for all your intimate laundry
  - Vaulted beamed ceiling.
  - Electric remote control fireplace in master bathroom
- Lower level has recently been finished:
  - 3 bedrooms
  - Gym
  - Sauna
  - Spa bathroom with heated floors

- Custom bar/kitchenette with live edge countertop
- Multiple walkouts
- Stone fireplace
- Motorized hidden home theatre with built in surround sound
- Games area
- Seating area
- High quality HardiePlank siding
- Outdoor decks have been recently refinished and stained
- Decorative white vinyl trim was recently added to the outside of Great Room windows

## **Mechanicals**

- High efficiency propane furnace
- Drilled well
- Ultraviolet water treatment
- Water softener
- Central air conditioning
- Large capacity septic installed in 2005
- 200 amp service

## **Guest Cottage**

- NorAmerica Post and Beam “Dillon” model
- Loft
- Propane fireplace
- Ceiling fan
- Faces own private lake front with porch, lawn and fire pit

## **Exterior**

- Added new 18ft x 30ft floating dock and new ramp (outstanding views and full sun until early evening)
- Houston Marine covered dock for a large pontoon boat and room for two additional boats on the outside.
- Deep water off the dock as well as a beach for the kids
- Granite rock outcrop point with a second dock for boats
- Beach volleyball/badminton court
- Horseshoe pit
- Concrete boat launch at the north side of the waterfront
- A large barn is used for boat and other storage – recently refinished in cedar

- Garage with workshop near Hwy 35 entrance – recently re-sided
- Outdoor shower
- A section of lakeside land was landscaped with over 20 loads of fill and seeded with grass to increase usable waterfront
- Gravel laneway was re-graded with gravel in Spring 2019
- Septic was last pumped and inspected in 2018 – risers were installed for ease of future service
- All propane appliances have recently been inspected to meet safety operational standards
- Immaculate manicured low maintenance gardens with pond and waterfall on the porch / driveway side
- Covered porch spans the length of the cottage on the driveway side
- 3 decks span the lakeside including a Master suite private deck with indoor and outdoor fireplaces

### **Miscellaneous**

- The drive to the Shadow Lake from the GTA is easy and stress free – a number of low-traffic routes are available.
- There are easy drives from Shadow Lake to other destinations such as Minden, Bobcaygeon, Lindsay, Fenelon Falls and Rama Casino
- There is plenty of wildlife on the property - deer and their fawns have been spotted, as has a moose. Rare migrating birds frequent the bay – a sighting log has been kept
- There is a long, safe and aesthetic 10 km run/walk on a quiet farm road directly across Highway 35
- There is ample grassy areas throughout the property for games including bocce ball, frisbee, baseball, horseshoes, croquet, etc.
- Access to the province-wide network of groomed snowmobile trails is just five minutes away
- The bay in front is perfect for clearing a skating rink in the winter – also great for snowshoeing and cross-country skiing.
- The property can handle very large events – the owners have had 40+ cars, 30 tents and 100 people with buffet and live band.
- The home is very cool in the summer months – the windows on all four sides of allow for maximum fresh air circulation. The air conditioning is turned on rarely in the summer, usually just to test it for few days.

- The property has been designed to keep maintenance costs at a minimum.
  - A great deal of preparatory work went into ensuring proper soil in the gardens, and they require very little work during the season.
  - A local resident clears the driveway in the winter at a cost of \$50 per plow
  - A local resident mows the lawns as required at minimal cost
  - Home cleaners are also available at a reasonable cost