

# Features and Details

## 43 Peters Island Road, Crystal Lake

### General

- Crystal Lake is a deep, clear, spring-fed lake that is excellent for watersports such as water skiing and wakeboarding as it is good sized but not prone to large waves. There is a marina on the lake where one can purchase gasoline.
- This property has 111 ft of fully usable waterfront on a 0.41 acre lot.
- There is potential to build a boat house on the north side of the existing dock.
- The south-west facing waterfront ensures year-round sunset views and provides spectacular vistas across some of the largest open-water areas of the lake as well as to four scenic islands.
- There is both a wade-in sand beach and deep, weed-free swimming off of the dock.
- There is usable space on the lot located between the driveway and the road on top of the hill.
- The adjacent property to the north will
- There is a year-round municipally maintained road right up to the driveway including a new bridge to the island in 2020.
- There is access to a large network of OFSC snowmobile and off-roading trails less than one kilometer from the property.

### Lake House

- Custom designed and built in 2012
- Timberwood frame with lower level exterior clad in Muskoka granite
- 20' x 40' on four levels
- Exterior was stained in 2020
- High ceilings on all floors
- Geo-thermal heating system (lake loop) provides forced-air heating through ductwork, in-floor heating for the basement floor, and hot water Wifi-controlled
- HRV system
- Spray-foam insulation on exterior walls

- Roxul insulation in interior walls and floors for soundproofing
- More than 100 3 watt LED pot lights have been installed inside and out
- Most main living area lights are on dimmers and some have sensor lights
- Geo-thermal air conditioning
- Central vacuum
- Heated waterline into lake with water filtration and UV system
- 200 amp service
- New 22 kw Generac Generator (negotiable)
- Septic system installed in 2012 with oversized 7,200 litre concrete tank – last pumped in 2020 – designed for up to 7 bedrooms
- Bell high speed internet
- Wired for speakers on each floor as well as the outside patio and deck from a centrally-located amplifier
- In-ground irrigation – Wifi-controlled
- Outdoor security cameras – Wifi-controlled
- A garage with living quarters could potentially be built on four different site locations on the property. A main floor bedroom with ensuite could also potentially be built as an addition. All subject to municipal approval.
- Excellent rental potential - featured in a Cottage Living TV video:  
[https://www.youtube.com/watch?v=8YamkDgevN4&list=PL-v-rLTl9u5k9FU17jmLXSkzmm3q0uTn3&index=7&ab\\_channel=CanadaStays](https://www.youtube.com/watch?v=8YamkDgevN4&list=PL-v-rLTl9u5k9FU17jmLXSkzmm3q0uTn3&index=7&ab_channel=CanadaStays)

## **Main floor**

- Open concept living, kitchen, dining and foyer
- Ceramic floors throughout
- Cedar walls and ceilings throughout
- Tinted windows to provide sun protection
- Electric fireplace in living room clad in Muskoka granite
- Walk-out to main floor deck
- Walk-out doors have built-in blinds
- Kitchen has stainless steel appliances, granite countertops, marble backsplash, island (with central vac kickplate and power supply) and soft-close cupboards. The fridge has a built-in water and ice machine.
- 2 pc bathroom with large, newer washer and dryer

## **Main floor Deck**

- 16' x 40' deck with new composite decking
- Railings are made of shatterproof tinted glass
- Deck area is fully gated

- Balcony above is waterproofed with composite decking and pot lights installed
- Open concept living, kitchen, dining and foyer
- Ceramic floors throughout

## **Second Floor**

- Four Bedrooms, three of which have water views
- Sitting room and walk-out to 8' x 6' balcony with spectacular waterfront views
- Doors to balcony have built-in blinds
- 3 pc bathroom including a shower with 12 jets, seat, two rain heads and a Bluetooth speaker
- Slider pocket doors installed at the entrance to second floor for separation and soundproofing purposes
- Roxul insulation in bedroom walls for soundproofing
- Cedar walls and ceilings
- High quality laminate flooring throughout

## **Third Floor**

- Two Bedrooms including Primary bedroom that fits a King-sized bed. Both have lake views.
- Skylights in both bedrooms with automatic blinds controlled from the bed
- Reading room with large window overlooking lake – great for weather watching
- Plenty of cubby storage spaces (5)
- 4 pc bathroom with bathtub
- Cedar walls and ceilings
- High quality laminate flooring throughout

## **Lower Floor**

- Stamped concrete floor with in-floor Geo-thermal radiant heating
- Electric fireplace clad in Muskoka granite
- Large windows overlooking waterfront – tinted for sun protection
- Cedar walls and ceilings
- Walk-out to patio
- Walk-out doors to patio have built-in blinds
- Large utility room has additional storage space
- Bathroom could be installed in storage room under stairs

## **Patio**

- Stamped concrete integrated with armourstone facing near waters' edge (approx. 1,400 sq. ft. with 40% protected from sun and rain)
- Roughed-in tubing in concrete to allow potential snow-melt capability in winter (additional boiler required)
- Deck above patio is waterproofed, thereby providing 600 sq ft of shaded, rain-proof outdoor living area – this space could also be screened-in or enclosed to make a three-season room.
- New pine wood ceiling installed on main level deck with pot lights on dimmers
- Projector screen installed
- Hot tub (negotiable)
- Stairs to main floor deck
- Outdoor rinse shower
- Stone fire pit near waters' edge

## **Outdoors**

- Nicely landscaped but low maintenance with a good mix of lawn, armourstone, and wood walkways and steps
- Mature trees along waterside lot lines
- Storage shed on southern corner of waterfront
- Floating dock with platform is not included
- Stairs into water for easy access to sandy area
- The neighbouring property to the south has a right-of-way to use the driveway to access the property.
- A 6 ft high fence will soon be constructed along the southern lot line of the property, beginning 12 ft from waters' edge and extending 120 ft to the driveway. The new owners will not be required to pay for the initial construction but will be required to contribute 50% of the ongoing maintenance.