

Detailed Description of Pinelake House

Very Desired Location:

2 hours from Edmonton

1.5 hours from Calgary

20 minutes from Red Deer – right in the heart of Alberta

Exterior:

- New Home completed in 2002
- House situated on .7 acres of waterfront property on Pinelake.
- Two large decks: one upper and one on the lower level. Upper with duradek flooring and aluminum railing (approx. 1,200 sq. ft.). Lower deck with cedar flooring and cast iron railing (approx. 600 sq. ft.)
- Cedar deck off master suite in loft area
- Grandee, white pearl, deluxe kit 8 man hot tub with ozonator. Energy efficient with custom made cover (\$16,000).
- Wooden stairs leading to electric boat lift and dock.
- 3 large custom built sheds are 10' X 12' (newly built); third shed: 8'X12' (stucco to match the house).
- Paved roadway, walkways and parking stalls from top of hill down to the lake. (Cost: \$15,000.00)
- Several retaining walls and extensive landscaping throughout property.
- Playground area.
- Heavy duty metal gate at entrance to property.
- Electricity to both ends of property. Additional exterior lighting added throughout the decks, landscaped area, etc.
- Excellent quality water from natural spring.
- Stucco exterior with steel roofing.
- Outside sheltered fire-pit complete with interlocking brick area.

Interior:

General:

- Approx. 3200 sq. ft. of developed living space.
- 2" aluminum blinds throughout house.
- Vacu-flow system throughout all 3 levels.
- Satellite dish.
- Upgraded China Gold slate throughout floors and walls of home.
- Window and door casings finished in cedar.
- Custom built maple cabinetry throughout the house.
- Upgraded berber carpets throughout.
- Main Floor and loft area has cedar ceilings and A-frame cedar beams.

- Cedar and cast iron railings throughout the house.
- Upgraded lighting and lighting fixtures throughout, that includes 3 brass ceiling fans and a unique chandelier in dining area.
- Pratt & Lambert acrylic paint with modern colors on walls.
- Closets all have wire shelving throughout.
- 2 hot water tanks: 2 furnaces.
- Additional outlets throughout the house as well as additional wiring to deck, etc.
- Featured slate pieces etched with animal designs X 6.
- Built-in alarm system with special features (water level alert and temperature drop alert).

Loft Area:

- Gas fireplace encased in slate with a T.V. shelf mantle constructed with Diamond Willow. Fireplace control with thermostat by the bed.
- Double French doors with glass inserts opening to private cedar deck.
- Ensuite off master bedroom with custom built with custom built maple cabinets and skylight.
- 2 man steam shower in ensuite.
- Slate finish on walls and floor of ensuite. Berber carpet in loft area.
- Large walk-in closet with additional wire shelving.

Main Floor:

- 20" open-beamed ceiling in living room area.
- Large skylight in kitchen area
- 2-sided, wood burning, slate fireplace with heat outlets downstairs to an antique, cast iron, potbelly stove activated by circulating fan.
- Large walk-in closet at the main entrance: large walk-in pantry in kitchen.
- Slate flooring in kitchen, dining room and hallway.
- Upgraded appliances in kitchen, including gas stove, additional built-in electric convection oven, high end Maytag dishwasher, side x side fridge with water and ice maker.
- Built-in breakfast nook in kitchen and built in china cabinet in dining area.
- Double French doors leading to large, upper deck.
- New Oak flooring in living room installed June 2010
- 30' of custom-built maple cabinetry in kitchen plus a wet bar in living room with built in wine rack.
- Under valence lighting in kitchen.
- 4 piece full bathroom with slate floors and walls.
- Main floor bedroom with walk-in closet.
- Main floor area including bathroom and bedroom are wheel chair accessible.
- Main floor laundry room with custom built maple cabinetry and upgraded Maytag washer and dryer. Also has additional double mirrored bi-fold doors for storage area fully finished with four 6' wire shelves and in-closet lighting.
- Under stairwell Playroom developed with lighting, magnetic Board, Chalk board and felt board, could be converted to storage area.

Walk-Out Basement:

- Double glass sliding doors leading to the lower deck and the hot tub.
- Oak Hardwood floor in the family room area: slate flooring in games room with 2 slate steps leading to slate finished 3 piece bathroom.
- Bathroom features a 2 man slate shower.
- Custom built Murphy fold-down double bed and oak wall unit in games room (\$8000.00 upgrade).
- Oak double French doors with etched glass leading in to office area. Office area has cedar feature wall, upgraded berber carpets and custom built maple upper cabinetry.
- Two more bedrooms with built-in queen sized beds, cedar walls and berber carpets.
- Murphy bed Wall Unit
- Finished shop area with heavy duty shelving and additional side x side fridge and freezer.
- Spiral staircase leading to basement complete with custom designed iron railing.
- Antique, wood burning stove.
- 140 Sq. Ft. Exterior hobby work-shop attached to the house on the basement level, complete with lighting, lots of electrical outlets, heating and water. Double French doors opening to exterior deck, facing the beautiful Lake.

Plumbing:

- 2 Hot water tanks
- All water lines run separate to each fixture in the house. Never a problem to have a shower, run the washing machine and the dishwasher at the same time.
- Water from a free flowing natural spring.

Recently Added:

- Cedar Deck at water front with removable staircase down to the water

Summer – lots of water fun, sea- doing, boating, fishing, water skiing and swimming.

Winter – ice Fishing, tobogganing, skating, ski- doing

All year round, fire pit and 8 men Outdoor Hot tub – easy to empty, clean and refill.