

101 WELSH LANE, SANDBANKS, PRINCE EDWARD COUNTY

AS OF January 14, 2020

GENERAL COMMENTS

Custom Design, completed in 2015
2019 property taxes \$3,991.90
Propane furnace
Metal roof - maintenance free
Vinyl siding - maintenance free
Ledge rock stone accents
Designed to optimize both the lake view and cross ventilation
Year-round road access
County snow clearing of laneway
Year-round garbage and recycling pick up
Deeded to the water's edge (not the more common high-water mark)
Aluminum storm doors 8 ft tall at front entrance and sunroom
16 FT wide 8 ft tall patio doors in living room
7.5" high baseboards throughout
9 FT ceilings on main level (with vaulted ceiling in living room)
Interior doors are solid core except for closet (and pantry) doors
3 full bathrooms - one on main level and two on upper level
Comfort height (High stool) dual-flush toilets
Central vac throughout
Window coverings throughout included (*"Bali Cellular" cordless top down/bottom up light filter shades on front and side facing windows, vertical Cellular shades on patio doors on back of house. On front of house "Bali Sheer Enchantment" with Vertical Shades provides the elegant appearance of drapery and convenient light & heat control of blinds for sliding patio doors and Sun roller shades in sunroom*)

MAIN LEVEL general comments

Luxury vinyl plank flooring
9-foot high ceilings
Pot lighting in kitchen, dining and living rooms and hallways
Main floor full bathroom with door-less glass shower and granite vanity top
Main floor storage closet
Main floor front entrance coat closet
Contemporary chandeliers at front entrance and at upper staircase
Oak staircase and railings with glass infill
2-sided propane fireplace main living room & dining room 26,000 BTU complete with protective screens (on both sides)

MAIN LIVING ROOM

Main living room spacious with vaulted ceiling
Oversized/high capacity remote controlled ceiling fan/light
16 ft 8 ft high patio doors providing splendid beach/lake views and walkout to main level Duradek clad deck with glass railings (no handrails to unimpede views of the beach and Lake Ontario)

MAIN LEVEL DEN/BEDROOM

Main level den/bedroom with patio door and walkout to backyard deck
remote controlled ceiling fan/light

KITCHEN

Granite countertops including island and breakfast bar/peninsula and wet bar/coffee station
Kitchen Appliances included microwave, propane stove top, oven, dishwasher, stand-alone fridge and freezer and stand-alone wine/beer fridge
Double kitchen sinks and additional sink at wet bar/coffee station
Generous amount of kitchen cabinetry
Under cabinet lighting with mirrored back splash
Island with propane cook top
Lights LED contemporary (sealed and dimmable) over island and peninsula/breakfast bar
Walk in Pantry with electrical outlet
Separate Wet bar/coffee station complete with wine/beer fridge
Views of Lake Ontario
Patio door with walkout to backyard deck

DINING ROOM

Floating LED crystal linear chandelier, chrome finish (dimmable)
Dining room is Large, easily accommodates table/setting for 10 Plus

SUNROOM

Three season sunroom with beach/lake views
Remote controlled ceiling fan/light sunroom
Excellent cross ventilation
Walk out to main level lakeview deck

UPPER LEVEL

Master bedroom with patio door walk out to Duradek finished balcony with glass railings
Remote controlled ceiling fan/light
En-suite with double sink vanity with granite countertop; door-less glass shower with separate soaker tub and generous amount of cabinetry for bathroom storage
his & her closets

Laundry room on upper level with full sized, large capacity washer/dryer

2 additional bedrooms

Each with remote controlled ceiling fan/light

Full bathroom on upper level with shower/tub and granite vanity counter top

Generous amount of cabinetry for bathroom storage

Linen closet

EXTERNAL, BASEMENT AND GARAGE

Propane outdoor connection for barbecue

Roof overhang to shelter barbecue area

New (2014-15) raised bed septic system

Well water good flow rate, always test very well

Reverse Osmosis drinking water

UV purification water system

Water softener

High water situations of 2017 and 2019 - no flooding, basement and garage remained totally dry

Double French drains at garage (one exterior, one interior)

Insulated double garage door with windows

High capacity industrial sump pump - plus additional sump pump as secondary

2 garage bays plus one additional shop/storage bay, plus 2 car carport

Slop sink in garage with hot and cold water

External 8 parking spots over 3 driveways

Basement and garage floors painted

Egress window in basement

"Interlink" connection on hydro metre to facilitate ease of connection of back up generator (back up generator not included)

Secondary (sub) electrical panel

Two external hose connections (beach side and back side) (beach side also serves as foot wash to deal with sandy feet from the beach)

LED external highlighting (plus 500watt halogen Security lights – one beach side, one backyard)

Two fire pits (backyard and beach area)

Bunkie sleeps 3

Stone (natural armour rock from Madoc Quarry) walkways and retaining walls

"Duradek" finished front 2 decks plus wooden rear deck with privacy wall

Glass deck railings, no top rail to obscure view

MUDROOM entrance from garage

MUDROOM ceramic floors with large storage/coat closet

INCLUDED ITEMS
All window coverings
Central vac
All appliances
All lighting fixtures
Nest Thermostat – remote controlled
Barbecue with propane connection
Extra supplies left over from build: ceramic tiles, vinyl planks, paints, window screens where available
EXCLUDED ITEMS
TV mounted in living room & related components
Cordless dyson vac
Inukshuk (on beach)
All furnishings (internal and external)
All water craft
Security cameras
flagpole

Survey and Survey DVD will be provided