**KEY FEATURES and AMENITIES**

**1005 Three Road**

**Pine Lake**

**Gravenhurst, Ont.**

1) 4 season 1,600 sq. ft. waterfront cottage/home with 1.78 acres of land

 - 100 feet of private shoreline that feels more like 300 feet

 - security system provides protection & insurance discount pays the monitoring fee

 - 3 spacious bedrooms , 1 with an ensuite washroom & walk-in closet

 - main bathroom equipped with a large & deep soaker tub

 - entry room could sleep extra guests with a pull-out couch

 - washer & dryer room with 2 large cabinets

 - septic system designed for 6 people , 800 gallon concrete tank pumped out in

 May 2018 ; last inspection by Municipality in July 2010

 - view across lake to 1,800 ft. of untouched Muskoka forest

 - lots of granite to augment lakeside views

2) Open concept living, kitchen and family “great” rooms

 - new laminated flooring in living room & office area

 - hardwood flooring under laminate flooring in living room, hall & back two bedrooms

 - kitchen has pass through to living room and overlooks family room

 - vast array of kitchen cupboards, cabinets and counter space

 - living room has 9 foot slider that provides a magnificent lake view and also offers

 an office area or sitting/reading room

 - 2 sides of the family/great room are entirely glass

 - a 6 foot slider off the family/great room provides access to a sitting & BBQ deck

 - BBQ deck overlooks an empty wooded lot making it very quiet & private

3) Lakeside custom designed surround cedar decking (approx.600 sq.feet)

 - 8 different angles to railings and a step up area for your table & umbrella

 - both sunny and shaded areas overlooking lake

4) Proximity of cottage/home to neighbouring properties and highway make it:

 - very private because its’ located at the end of the road

 - no cars passing by at your front door provide ample peace and quiet

 - a sanctuary for all lifestyles and seasons of the year

5) New shingle roof & protective underlayment completed in July 2017

 - 10 year workmanship warranty by contractor

 - life warranty on new shingles

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6) Double detached garage (approx.500 sq.feet) with 12 inch thick concrete pad

 - unique interior layout created the space for a separate & additional bedroom

 - 2 main doors are both 8 ft. high: one is 14 ft.(w) and the other is 8 ft.(w) main doors

 - 2 regular entry and screen doors as well

7) Boathouse has steel cribbing (bolted to bedrock)

 - $1,000 bubbler included to keep free moving water during winters

 - wet slip with room enough for small boat, canoes, kayaks, etc.

 - plenty of storage space for water toys, chairs, loungers……

8) Water system (on site) with electrically heated intake pipe from pump in lake

 - UV protection equipment and dual filters to purify drinking water

 - hot water tank is located in space under cottage/home

9) “Generac” fully automatic back-up generator

 - completely inspected (Nov.2016)

10) “Frigidaire” central A/C system (Aug.2011)

 - 10 year parts & labour warranty

11) Insulation upgraded in attic to R60 levels (Nov.2017)

 - high density insulation batting in exterior walls

12) “Kerr” high efficiency oil furnace with auto humidifier

 - myth “oil is more expensive than propane” – studies indicate they are equivalent

13) “Granby” steel oil tank (new Oct.2016)

 - TSSA inspected & approved

14) “LifeBreath” air exchanger with various level settings

 - exchanges the indoor air every 24 hours to expel household odours

15) Road in from main highway is quite short (a few hundred feet)

 - well maintained in summer and plowed during the winters

 - highway noise is silenced by wetland, trees and bushes

 - wetland is home to many types of birds and small reptilian animals

16) Location to nearby attractions, restaurants, the steamships, live theatre:

 - town of Gravenhurst is only 10 minutes away

 - the Wharf, quaint shops and steamships are very close to town

 - Bracebridge is a 20 minute drive; Orillia is 40 minutes; Casino Rama is 30 minutes

 - the Key to Bala is about a 15 minute ride