**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