



ABOUT THIS HOME

2030 Canoe Beach Drive NE



Deb Archambault

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MISCELLANEOUS FEATURES:

Zoning A2

Geotech Approved for all building & development current and future (ie Coach House)

Occupancy permit granted Nov 2017

Wired for Installation of gazebo & hot tub

House has a surge protection installed at breaker box

Fibre optic TV and internet to house & cabin

Liftmaster automatic gate opener on driveway gate. Also a man gate with lock at main entrance for walking access

***MAIN FLOOR* - 2002 sq. ft.**

9 ft ceilings

8ft doors & double slider patio door

12 ft covered patio on north with dura deck, safety glass railing & gated

8 ft covered deck on south

- Sound surround on all decks & living area w option to listen to different music in all zones.
- Media hookup hard wired to all bedrooms
- Phone charging plugins throughout home
- 2 gas bbq hook ups (one on each deck)
- Gas patio heater
- LED pot lights throughout inside & outside of home (approx 200 of them)
- Fans with LED lights in all bedrooms, living room & dining areas. The dining areas have stealth fans chandeliers.
- High efficiency furnace, hot water tank, circulating pump put on hot water lines to supply instant hot water to all taps, saving water as the hot water is continually circulated
- Brand new water softener and Iron Eater installed Nov 2019
- 3 bedrooms, 3 bathroom - 2- 4 piece, 1 - 3 piece - all bedrooms fit King Size Beds
 - Master bedroom with access to deck.
 - 4 piece bath with walk in tiled shower, in-floor heat, double sink & rain shower.
 - Walk in closet with laundry (gas dryer)
 - Capped Switch on the South Wall of the Closet - prewired for an electric heater on the South Deck and when you are outside on the deck you will be able to see the capped outlet for the proposed heater
 - 2nd Bedroom with pocket door to 4 piece bathroom
 - 3rd Bedroom with 3 piece bathroom



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- Kitchen
 - 2 Fisher PayKel Fridges both with Freezers and one with water & ice (trim around fridges is removable should you want to install larger ones down the road).
 - Sharp drawer style microwave
 - Bosch dishwasher
 - KitchenAid built in convection oven
 - DCS (Fisher PayKel) professional Chef Natural Gas 6 burner range top (High Output)
 - KitchenAid slow cooker / warming drawer
 - Blanco silgranit farmer sink with R/O
 - Zephyr ceiling mount range hood with lights - VERY quiet
 - Built in garbage and recycling
 - 11 foot granite island / eating bar and loads of storage under eating bar
 - Under Counter lighting
 - Butlers pantry with sink & R/O Water
- Dining room with built in buffet and hutch
- Breakfast nook with door to patio
- Granite countertops throughout house
- Living room with built in wood fireplace (Delacourt) high efficiency EPA approved with fan.
- Flooring - engineered hardwood & porcelain tile

BASEMENT - 2002 sq ft (Approx 1700 finished)

Wide Staircase heading downstairs with built in lights

Walk out basement with double sliding patio door

Deck has surround sound with its own zone

Wet bar with sink, dishwashers, built-in garbage & recycle, granite countertop

Family room with 2 choices to install TV/Media

Theatre room with built in surround sound (7 speaker system), sound bars in ceiling, solid core door, projection screen, mount for projector, 2 separate sets of lighting with dimmer and remote control, cozy raised seating

3 piece bathroom

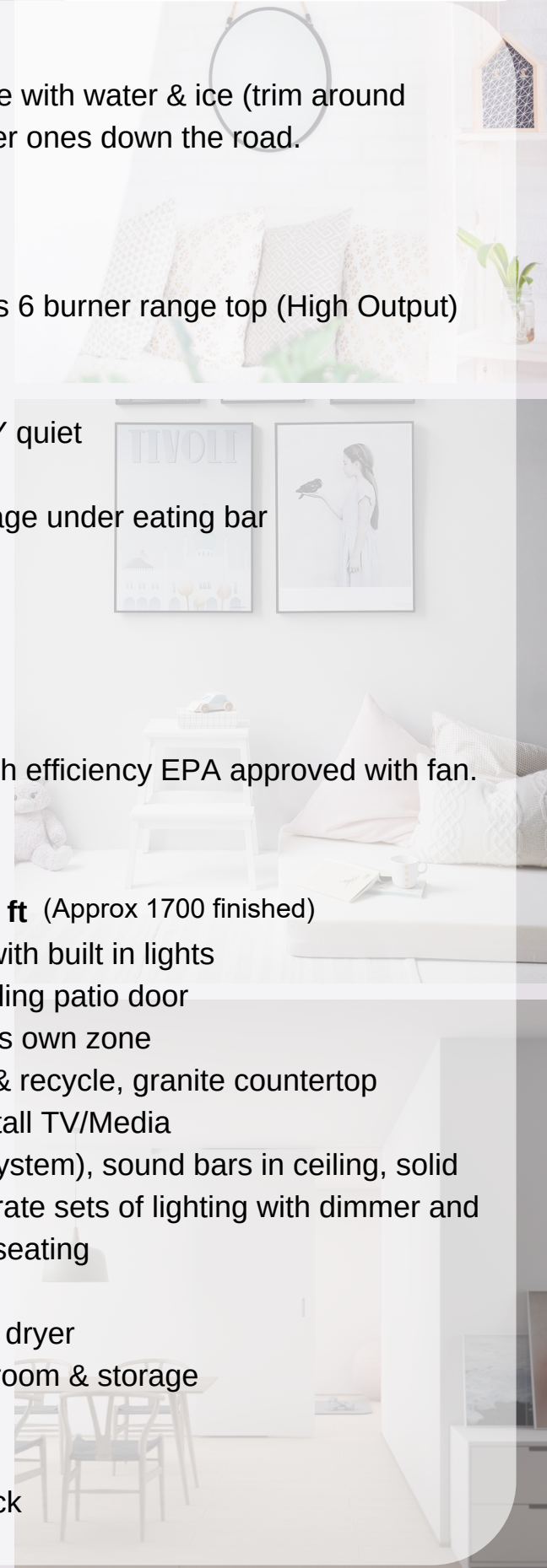
Laundry room with electric dryer

One Bedroom with attached sitting room & storage

Furnace Room

Filter room

Outside shower on deck





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Basement continued

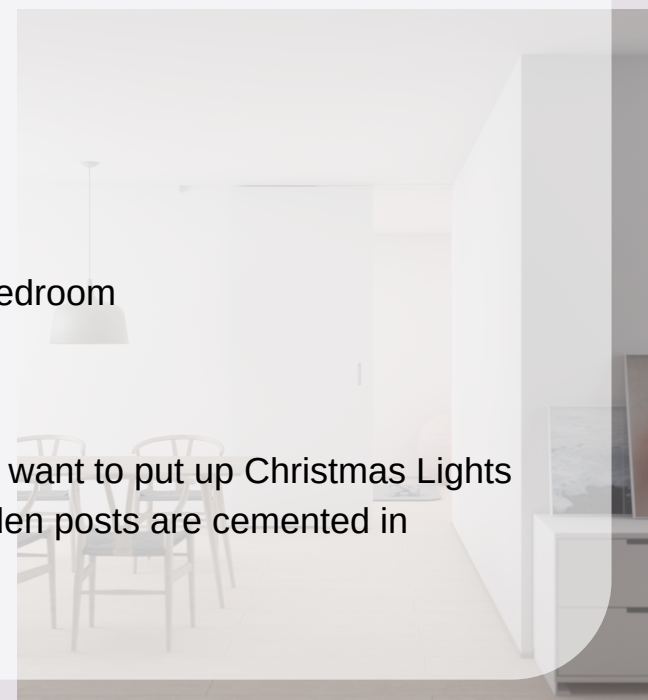
- Filter/ Storage Room
 - Pool filter system, pool light control, main power breaker, water valves for sprinkler system, water to RV Sites all in this room.
 - Room has solid core door.
- Furnace Room
 - High efficiency furnace
 - High efficiency hot water tank with circulation pump for instant hot water
 - Vacuum system
 - Water softener / iron system
 - Heat booster for hot water
 - Pressure tank
 - Power Supply
 - Main power comes into filter room
 - Breaker box in furnace room
 - Breaker box in garage
 - Built in Vac System with kick plate in island

INTERIOR

- Extra Insulation
 - All interior walls on the main floor, basement interior walls & ceilings have been insulated for privacy.
- Doors
 - All house doors are 8 feet
 - Solid core doors on
 - garage/house interior
 - Furnace room
 - Filter room
 - Media & theatre room
 - Basement living area with bathroom, laundry, bedroom

PROPERTY

- Sprinkler System
- 10 Acres - gated entrance with power to it should you want to put up Christmas Lights
- Fenced Garden area with water running to it. All garden posts are cemented in
- 8 fully serviced RV Sites - 30 amp, 110, 50 amp(2)
- 3 power meters - House, Cabin, RV Sites





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- RV Sites are also separately metered per site
 - RV Sites can be fed water from house well or well down by cabin/shed
 - 2 wells on property
 - House well drilled in 2016 8+ gal/min
 - Cabin/shed well drilled in 1982 2.5 gal/min (runs 45 mins then needs to be recharged)
 - 2 Sewer Holding Tanks on the Property 1 for house 1 for RV sites
 - Septic field built to support all services on property
- All landscaping rock has landscape fabric underneath
- Cement Pad Fire Pit area
- Fruit Trees include - apple, cherry, peach, pear
- 20 minute walk to the beach

SHED/CABIN

- 20x25 with baseboard heating, cold room, 6 patio door, keyless entry
- Motion sensor on exterior
 - Yard light (dusk till dawn sensor)
 - Water tap at transformer pole plus 110 and 30 amp service for camper
- Power pole plateau approved for septic field
- Separate Insulated Room perfect for cold storage and canning

GARAGE 1260 sq. ft

- 3 car garage with electric car plug in
- 2 electric baseboard heaters w/control
- Welder plug in exterior
- Hot & cold water with sink / Hot & cold water taps
- Media TV/Outlet
- LED lights
- Keyless Entry
- Motion Sensor light on exterior

ATTIC

- Attic access in master closet with light
- Garage access also with light

POOL

- 42 x 16 x 6' deep heated salt water pool with hydraulic cover (safety) - Play pool no diving
- Hayward gas heater
- Winter cover & Vinyl liner
- 10 ft shallow area for kids at start of pool 'kiddie pool'

