

Property Information

Island living at its finest. This custom built 4583 sq ft Garafolo home was built on a beautiful west-facing waterfront lot and left no expense spared. With this coveted setting in mind, nearly every room on the main floor features stunning views of the renowned Bateau Channel.

This expansive home has high-end finishes throughout and a layout that could suit anyone, with enough room for a large family while also allowing single floor living for someone looking to avoid stairs. Boasting hardwood and tile throughout the main floor (including in-floor heating in all tiled areas), this level features the primary suite (including a 5-pc ensuite and large walk-in closet), laundry, 3-pc bathroom, dining with gas fireplace, and great entertaining space with water views from the kitchen, breakfast room, sunroom, and great room. The grand hardwood stairs lead you to a bright loft space overlooking the great room, and large bedrooms with a 4-pc bathroom. The upstairs also allows for home office or in-law space with a large loft accessible from the house or garage featuring two bright rooms with skylights, dormers, and private balconies.

The extensive shoreline work (blasting, excavation, seawall, etc.) and 90' dock makes this home perfect for any boating enthusiast with sufficient depth and space to dock a large boat. The 20' x 20' seating area on the dock is perfect for watching sunsets or drying off after a swim in the river. For those looking to extend swimming season, the heated 32' x 16' in-ground saltwater pool (2019) surrounded by mature trees and gardens is where you can spend your time.

With the many recent improvements this home is ready to move in and enjoy!

Recent Improvements

- Furnace conversion to gas
- Upgraded attic insulation
- Swimming pool, heater, pool shed, deck chairs, stairs
- Landscaping, front and rear gardens, raised beds, lighting
- Septic risers and lids
- South stairwell
- Balcony maintenance (railings and decks)
- Back-up sump pump (failsafe for worry-free travelling)
- Waterfront (blasting, excavation, haulage)
- Breakwall (stone, topsoil, grading, seeding)
- Dock (water pump, lights, chairs, ferry camera, additional electrical set-up for boat lift)

Property Details

SQ. FT:	4583 (as per plans)
BEDROOMS:	4 (main floor primary suite)
BATHS:	3.5 (5pc ensuite, 3pc main, 4pc up, 2pc garage)
LAUNDRY:	Main floor laundry room with sink and cabinets
BASEMENT:	Full basement with 9' ceilings (unfinished)
AGE:	2002
ELECTRICAL:	200 amp
ROOF:	Shingles (2017)
FOUNDATION:	Concrete block
FLOORS:	Hardwood, tile, carpet
CEILING:	19' vault in the great room, 10' main floor
LIGHTING:	Pot lights with additional overhead lights throughout

WINDOWS:	Oversized windows and 8 skylights (living room, ensuite, loft)
EXTERIOR:	Stone
DOCK:	90' x 12' with 20' wide seating area
POOL:	32' x 16' heated saltwater pool with seating area
GARAGE:	2+ car attached garage with heated floors, 2-pc bathroom and direct access to loft and basement
OUTBUILDINGS:	39' x 23' detached workshop with oversized door as well as water and power, pool shed
LOT SIZE:	333.3' x 752.87'
ZONING:	SR1 – Shoreline Residential
TAXES:	\$11,507.45
ROLL # / PIN #	100102001014605 / 363120068
PROPANE:	\$6500 (12 months)
ELECTRICITY:	\$3100 (12 months)
COOLING:	Central Air
RENTALS:	Propane tanks (3)
WATER:	Shore well
WASTE:	Septic (new collars and lids in 2021)
LOT DESCRIPTION:	Gradual slope with mature trees and professional landscaping
CHATELS INCLUDED:	Kitchen appliances, tapestries, deck chairs at pool, deck chairs at dock, dock water pump, golf cart, John Deere tractor with leaf and snow attachments, Toro zero turn mower, ferry camera and receiver
FIXTURES EXCLUDED:	Boats, bear and eagle carvings, garage fridge and freezer
SUGGESTED DEPOSIT:	\$50,000
SUGGESTED CLOSING:	Flexible