

971 Naphan Road – Special Features

The location

- 971 Naphan offers peace and quiet as well as privacy but with quick and easy access to the #401 and Prince Edward County

The property

- Taking advantage of the abundance of rock in the area, the current property owners have built gardens, a dry-stacked, stonewall demarcating the parking area, a staircase leading to the garage and a unique rock table adjacent to the gazebo.
- A bunkie with a loft provides lots of storage for garden tools and supplies
- A screened in gazebo serves as an outdoor living room from spring through to autumn
- Low maintenance, perennial gardens highlight the front of the house and encircle the back yard.
- At least 25 different species of birds have visited bird feeders on the property.

The house

- Repurposed posts and beams and floor planks from a 19th century barn and factory have been seamlessly incorporated into the home.
- 13 handcrafted 8 over 12 pane glass windows
- A large stone fireplace offers a cozy respite from winter weather
- The modern kitchen features:
 - A large island of leathered, Brazilian granite that seats four people.
 - Two appliance garages
 - An abundance of storage
 - A multi-function LED light system
 - A large, south facing 10' x 16' "wall of windows" that provides lots of natural light
 - An adjacent laundry room
- The basement is fully finished and includes a large family/TV/media room, a small cold storage room and two additional rooms that could serve as a den/office/art-studio/spare bedroom etc.
- The second floor is flooded with natural light from five new skylights
- The master bedroom has a newly renovated ensuite

The garden

- 971 Naphan Road has several low maintenance, perennial gardens throughout the one acre property.
- The front garden includes hostas and other shade loving plants and lots of trilliums in the spring.
- The backyard gardens include perennial plants native to Ontario like the prickly pear cactus. In addition, perennial pollinators like bee balm, cone flowers and black eyed susan are dispersed throughout the garden. These plants provide colour and attract butterflies and bees from late spring to early fall.