

# Property Information

This executive Tarion build sits near the end of a quiet road a few hundred meters from the Varty Lake boat launch and boasts beautiful finishes throughout. In addition to the high quality finishes, this home is constructed with far more than meets the eye, from the insulated concrete form (ICF) foundation, open web engineered floor joists, 2" x 6" construction, engineered trusses, and 5/8" plywood subfloors, this house is built to last.

The bright, tiled foyer has a large entry closet and high ceilings that draw you into the home. The main floor features 8" wide plank engineered oak floors throughout the kitchen/living/dining space as well as the hallway and three large bedrooms and closets. With a large cathedral ceiling and over-sized windows facing three directions, this bright great room is ideal for entertaining guests or nestling up by the fireplace with family. The functional kitchen layout with quartz countertops throughout offers nearly 28 sq ft of island space with pendant lights, under cabinet lighting, 5 banks of drawers, and a large undermount sink. Rounding out the main floor is a large primary bedroom with over 75 sq ft of walk-in closet, a 4-pc ensuite bathroom with his and hers vanities, and vertical cabinetry and a walk-in shower, two more bedrooms, a 4-pc bathroom, and a large laundry room.

Stunning oak stair treads with white risers lead you to the spacious walkout basement with 9' ceilings and large windows and patio doors along the back of the home. The basement features over 800 sq ft of rec room, a large bedroom, 4-pc bathroom, and a 350 sq ft storage/utility

room with direct access to the 3-car garage. The over-sized 3-car garage provides nearly 1000 sq ft of space, allowing you to park three vehicles, including a full-size pickup truck with plenty of room for additional storage or workshop.

Last but not least, the exterior of the home consists of stone and vertical siding with horizontal vinyl around the sides and back. Over-sized garage doors with windows and remote openers, over a dozen exterior pot lights, a covered front porch, and a 12'x12' deck off the main floor dining area. All of this can be found just a short walk from the lake.

# Property Details

**ADDRESS:** 99 Varty Lake Rd, Yarker

**TYPE:** Elevated Bungalow

**LEGAL DESCRIPTION:** PART LOT 37 CONCESSION 3 CAMDEN EAST PARTS 1 TO 3, 29R7305 S/T LA223412 AND PARTS 1 AND 2, 29R11044 SUBJECT TO AN EASEMENT OVER PART 2, 29R11044 AS IN LA275077 TOWNSHIP OF STONE MILLS

SQ. FT:	1759 above grade (+1023 finished basement)
BEDROOMS:	3 + 1
BATHS:	3 (4-pc ensuite, 4-pc main, 4-pc basement)
LAUNDRY:	Main floor laundry room with tiled floor
BASEMENT:	9' ceiling finished with bedroom, 4-pc bath, and rec room
AGE:	New (2024 build)
ELECTRICAL:	200 Amp Breaker Panel (copper wiring)
ROOF:	Asphalt Shingles
FOUNDATION:	Insulated Concrete Forms (ICF)

FLOORS:	8" Wide Plank Engineered Oak, Tiled Wet Areas, Vinyl Plank (basement)
STAIRS:	Oak hardwood with white risers
LIGHTING:	Over 75 pot lights with additional overhead lighting in kitchen, dining, and bathrooms
WINDOWS:	Oversized windows throughout
EXTERIOR:	Stone and Vinyl
PARKING:	Triple wide driveway with parking for 10+
GARAGE:	Triple car garage with separate doors and great depth (over 29' allowing a full-size truck)
LOT SIZE:	1.8 acres with irregular shape (see sketch)
ZONING:	RR (Rural Residential Zone)
TAXES:	To be assessed
ROLL #:	112404004008700 (current lot)
PIN #:	450700301 (current lot)
HEATING:	Forced air propane furnace
COOLING:	A/C
RENTALS:	Hot Water Tank
WATER:	Well
WASTE:	Septic
WARRANTY:	Info available at: <a href="https://www.tarion.com">https://www.tarion.com</a>
LOT DESCRIPTION:	Gradual slope with walkout
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Flexible (subject to severance completion)

# Visit Website:

- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour