



Harvey Kalles Real Estate Ltd. Brokerage

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Presents

Water's Edge - Prince Edward County

Harmonic Convergence of Feng Shui Principals

Just off Sandbanks Winery to Prince Edward County Road 20 (Cul-de-sac)

Lined with Exquisite and Unique Architectures

On 3.5 Acres

\$ 896,000



Just off the House

Custom / Solid German Built with Imported Parts

Rehau (Germany) Triple Glazed/Tilt & Turn Window, Balcony & Patio Doors

Hoermann (Germany) Main Door (Insulated Steel with Triple Glazed Glass & Triple Locking System)

Suehac (Germany) Interior Doors / Water System with Filter, UV Light, Softener and Grander® Water Vitalizer (Austria)

Viessman i) Propane Fired Boiler with 300 Litre Hot Water Tank and ii) Solar Assist Roof Mounted Panel (3m² Vacuum-Tube)

Tulikivi (Finland) Solid Soapstone Wood-Burning Stove (with Bake Oven - perfect for pizza)

Miele SS Cook Top & Telescopic Range Hood (Widest Made @ 102 cm x 107 cm);

Miele Combination Convection ^ Microwave Oven & Warming Drawer and Dishwasher

Samsung Double Standup SS Fridge; Denby Wine Fridge / Built-in Oak (Stained Walnut) Corner Bench with matching Chairs and Table

Miele SS Washing Machine with Hook Up for Dryer / PLH Infra-Red Sauna (California Made; Imported from Germany)

Generac 10kW Standby Electric Generator, Propane Powered for Automatic Whole House Service

Solid Zebra Wood Stairs with LED Lighting / Satellite Dish / Wireless Internet

- Heated Polished Concrete, Ceramics & Porcelain Floors plus Heated Walls for Rooms with Hardwood Flooring
- Upper level radiant in-floor heating achieved through Warmboard® sub-flooring / Heated Towel Rack Throughout
- Exterior walls are structural insulated panels (SIP) with 10" of Styrofoam insulation, Stucco Finish / HRV Ventilation

Additional Structures & Features

Garage & Workshop - Automatic Garage Doors (8'H x 9'W) plus Winterized Workshop (110V & 220V), Windows Triple Glazed & Laminated for Burglar Resistance

Gazebo and 2x Lean To's / Coloured Stamped Concrete Front Centre Court /Back Yard Patio (200 sf) 9 Rain Barrels (About 2,000 Litres) for the Gardens / 7x Raised Vegetable / Herb Garden Beds

Blasted Well (25') for House and Drilled Well (75') for Gardens - Fruit Trees (Pear, Apple, Plum and Cherry) Tree, Berry Bushes / Bird Houses and Feeders









Pantry





















Foyer

- Flagstone Step into Home
- Hall Closet with Built-in Wire Shelving
- 2x Alcoves
- Hoermann (Germany) Main Door - Insulated Steel with Triple Glazed Glass & Triple Locking System
- Stairs to Second Level
 - Zebra Wood with LED step lighting

Great Room

- Heated Polished Concrete Floors
- SS Ceiling Lamp
- Tulikivi (Finland) Solid Soapstone Wood-Burning Stove (with Bake Oven - perfect for pizza)
- SS Halogen Height Adjustable Ceiling Drop Lamps (Made in Italy)
- Panel Windows Vertical

Storage Room (Under Stairs)

Chef's Kitchen

- Hanstone Engineered Stone Countertop
- Centre Island 6.5' x 11'
 - Miele
 - SS Cook Top & Telescopic Range (Widest Made @ 102 cm x 107 cm);
 - Dishwasher
 - Double Stainless Sink
 - Undermount Electric Outlets
- Built-in Samsung Double Standup SS Fridge
- Built-in Denby Wine Fridge
- Built-in Oak (Stained Walnut) Corner Bench with matching Chairs and Table
- Wall to Wall Beech Cabinets
- Samsung Stainless Standup Fridge (27 cu ft)
- Polished Concrete a Floors (Heated)
- SS Miele Convection and Microwave Oven with Warming Drawer
- Built-in Beech Cabinet with Drawers and Shelves
- Built-in Corner Bench with Matching Chairs and Table
- 6 x Halogen Ceiling Pots
- Walk-out to Centre Courtyard
- Panel Windows (Vertical and Horizontal)
- Wall to Wall Window with Track Blinds (German)
- Walk-out to Centre Court

Pantry 11' x 6.5'

- Built-in Cabinets and Shelves
- Heated Polished Concrete Floors
- Halogen Ceiling Light
- Window

Utility / Laundry Room

- Wash Basin
- Miele Washer (Dryer Hook-up)
- Horizontal Panel Window
- Heated Polished Concrete Floor
- 2x Piece. Urinal and Toilet
- Walk out - Glass and Steel Door

West Wing

Bedroom Suite No. 1

- 2 x Panel Windows
- Ceiling SS Halogen Lights
- Heating Polished Concrete Floors
- Built-in Glass Shelves and Frosted Glass
- Ensuite Bathroom
 - 4 PC
 - Polished Concrete Heated Floors
 - Wall Sconces
 - Dual Flush
 - Wainscotting Ceramic
 - Heated Towel Rack
 - Glass Shower Rain Shower and Sliding Hand Shower

- **Ensuite Sitting Room**
 - Electric Fireplace
 - 3x Panel Windows Vertical
 - Walkout to Patio
 - Ceiling Lamp
 - Polished Concrete Heated Floors

Second Floor Landing

- Custom Glass Railing with Stainless on Aluminum Shoe
- 19x Display Cubes with Individual LED Lit Wall
- 7 x Ceiling Halogens
- SS Ceiling Fan with Lighting
- Linen Closet - Sliding Canvas on Rails

Bedroom Suite No. 2

- Heated Ceramic Floors
- 2x Panel Windows Vertical
- Ceiling Lamp
- **Ensuite Bathroom**
 - 4 PC
 - Porcelain Floors Heated
 - Opera Lights
 - glass shower
 - Rainforest and sliding hand showers
- **Ensuite Sitting Room**
 - Heated Ceramic Floors
 - Walk out to Balcony
 - Cedar Infrared Sauna California Made Purchased From Germany (4800)€ May be Dissembled 3x Panel Windows Vertical overlooks Water Ceiling Lamp

Bedroom No. 3

- Oak Floors (Heated Walls)
- 2x Panel Windows
- BI Double Closet with Sliding Doors
- Ceiling Lamp
- Access to Attic

Bedroom No. 4

- Oak Floors
- Heated Walls
- Ceiling Halogen Lamps
- 2 x Panel Windows Vertical
- Walk-in Closet
 - Ceiling Lamp
 - Panel Window
 - Oak Floors
 - Built-in Shelves and Railing
 - Heated Walls

Master Bedroom

- Heated Porcelain Floors
- 3x Double Panel Windows plus 1x 3 panel Window. Panoramic Water View Sitting Section
- Sectional Wardrobe

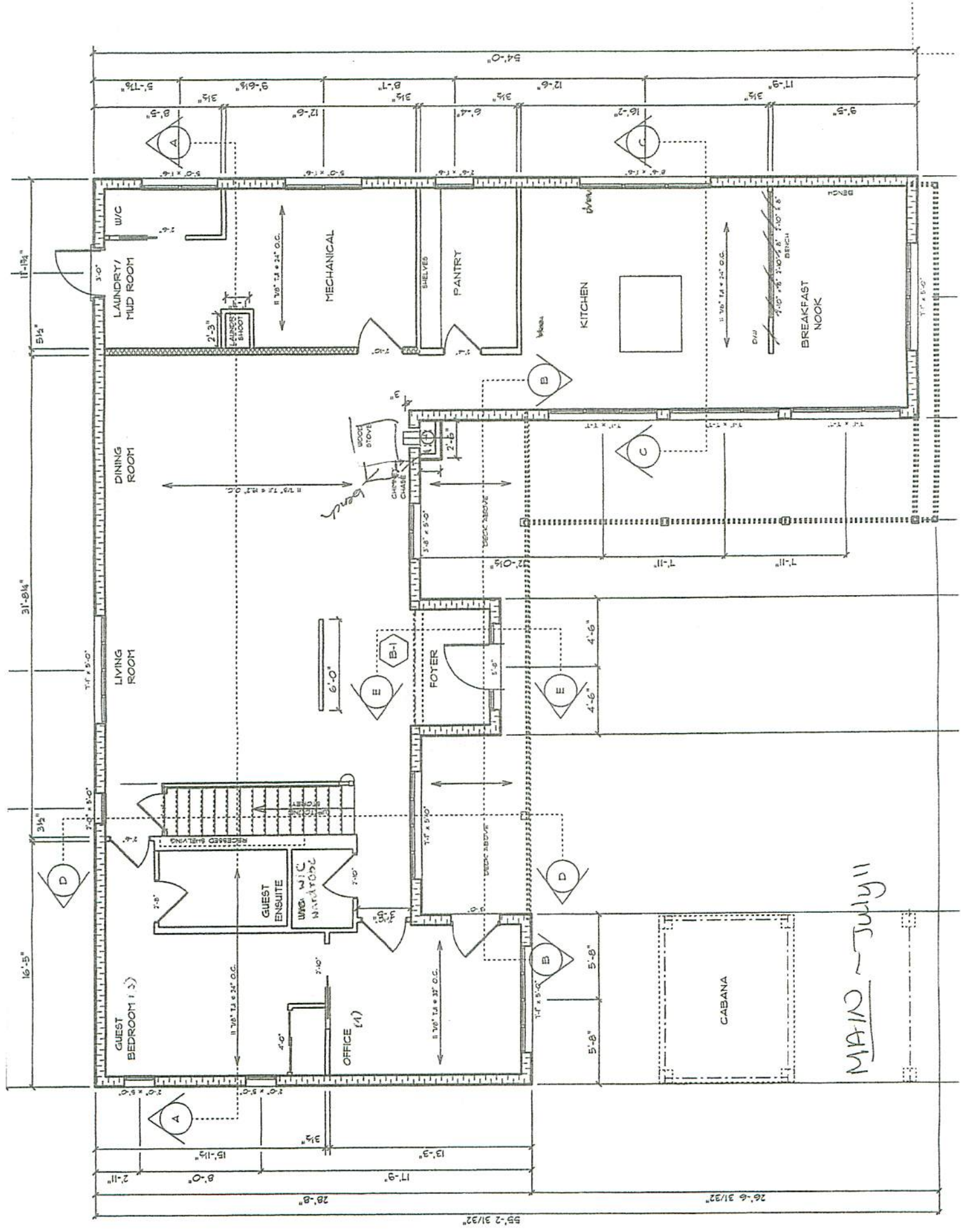
His/Hers Bathroom

- 8 piece
- Walk Through Glass Shower
- Built-in Cabinets
- 2 Electric Towel Warmers
- Heated Lamp Over Chromotherapy and Whirlpool Walk in Bath Tub 12 jets with Faucet and Hand Shower

Balcony

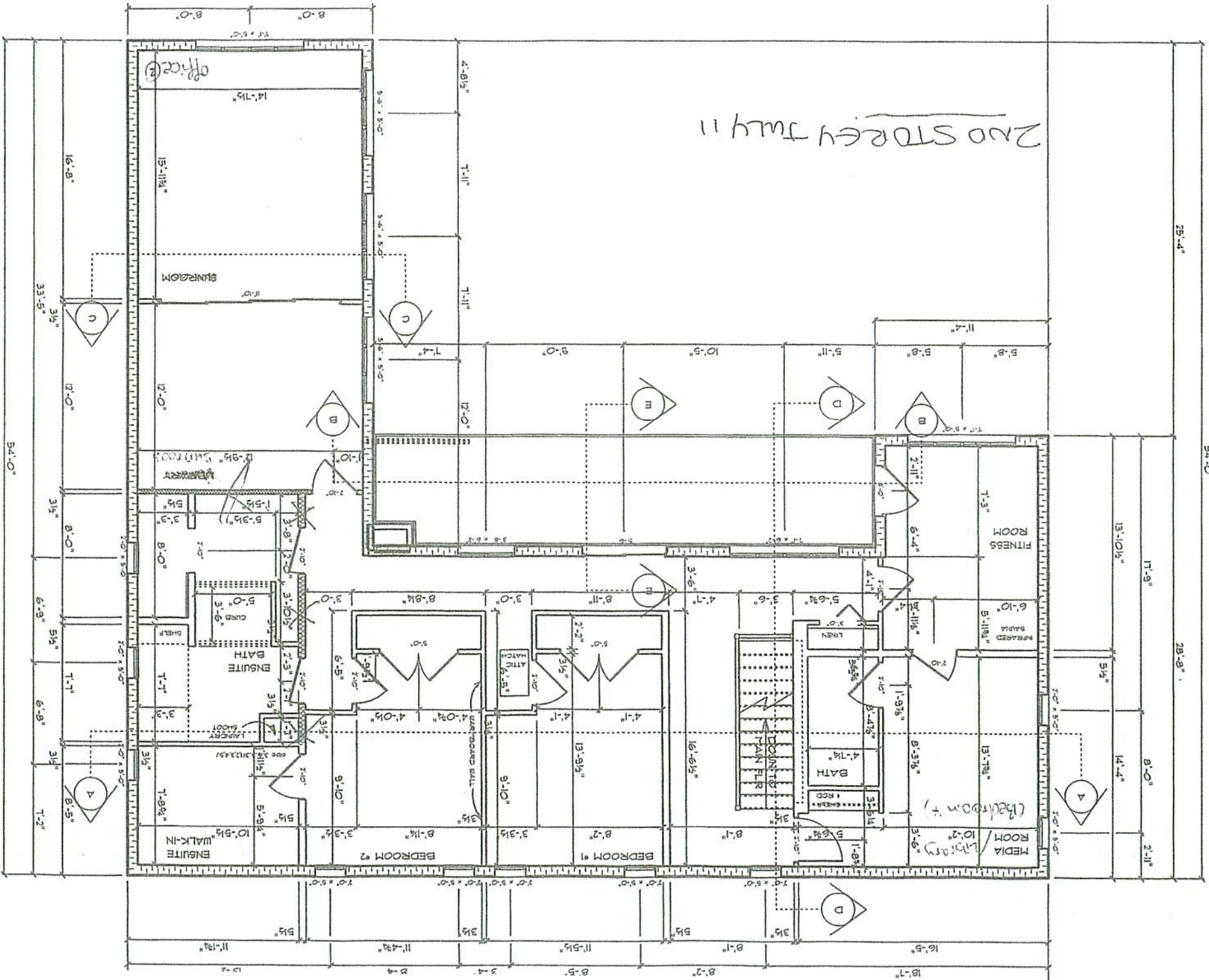
- 220 sf, Aluminum Decking, Pot Lights

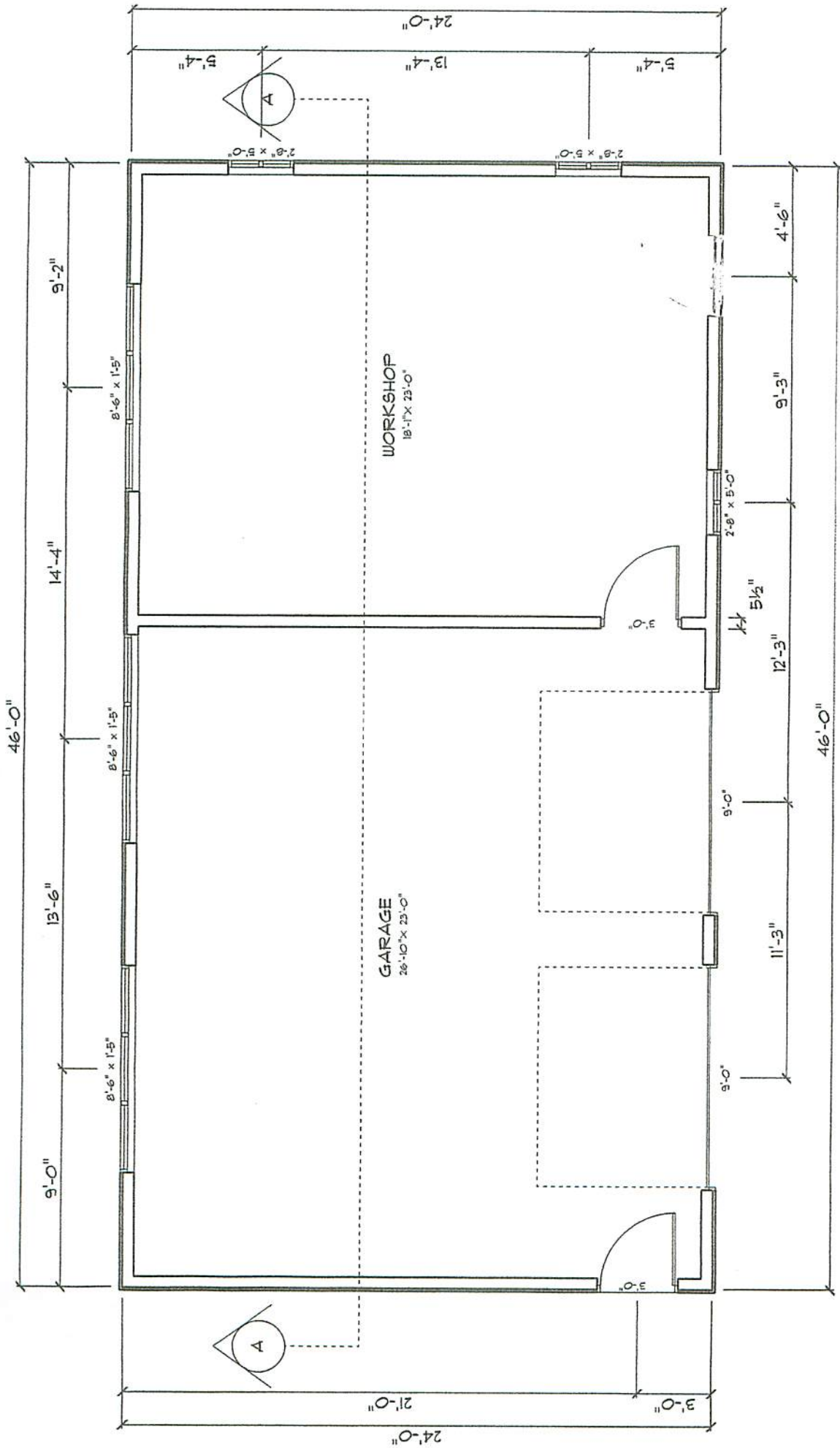
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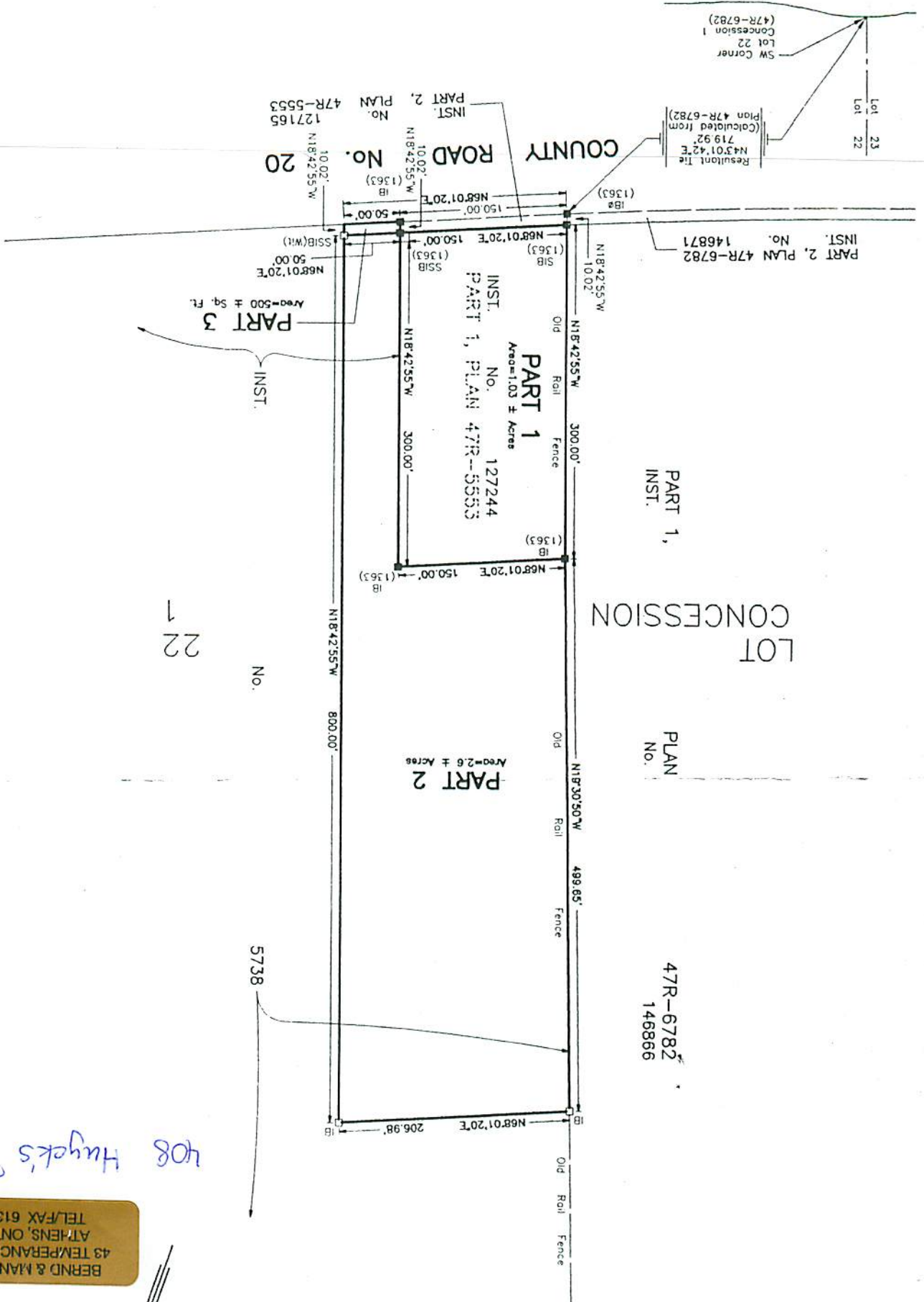


GARAGE - FLOOR PLAN

B. ROGER PICKARD SURVEYING LTD.

Ontario Land Surveyor
 Elizabeth St., Picton (613) 476-2213
 Fax : (613) 476-2213

PROJECT No. : P991525
PARTY CHIEF : M. McConnell
DRAWN BY : D. Daley
ROLL No. : 135062202507800



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