

FEATURES

Fireplace screens custom iron hand forged

Custom hand forged hardware on all cabinets, including hand forged screw heads

Integrated speakers thru property

Custom hand forged hardware on all cabinets,

Custom LED accent lighting throughout

2 custom log stair cases

Reclaimed Hemlock wood floors on main and 2nd floor

Hunter Douglas window coverings

Pella Windows finished accented with Rocky Mountain hardware

Toto toilets

8" copper trimmings for vertical supporting logs

ENTRY

3" Antique Double custom hemlock with custom hand forged hardware accompanied with Rocky Mountain hardware, complete with Phantom screens

42" Hammerton hand forged iron and rawhide chandelier

KITCHEN

Hand forged copper and iron range exhaust with 3" link hand forged safety chain

6 hand forged Hammerton pendant lights

2 Miele dishwashers

6 burner 48" dual Wolf range (gas & electric) with grill

30" Miele Warming drawer

48" Sub Zero side by side fridge freezer

Kitchen Aide trash compactor

Custom hand painted (distressed) kitchen cabinets by Hodges Landing

1 3/8" solid Granite tops with rock edge nosing

Integrated Panasonic microwave oven

1200 cfm remote blower (roof top - for sound reduction)

9' custom kitchen bar barn board led track lighting

MUSKOKA ROOM

Muskoka granite flag stone floor

20' high river rock built encloses a 48" DCS high temp BBQ

Custom forged iron exhaust hood, 1200 cfm blower (roof top - for sound reduction)

24" custom Hammerton chandelier

Outdoor deck and covered porch attached with speaker system

GREAT ROOM

20' river rock Rumford wood burning fireplace

Hand forged iron screen

Hideaway TV with custom cabinet and custom hand forged hardware including hand forged screw heads

48" Authentic Elk antler chandelier

8' Custom built Entertainment cabinet / cadenza made with antique lumber

Tanoy 4 speaker w/ sub

Walk out to covered deck

DINING ROOM

Dining Room chandelier 12' timber, hand forged with custom iron hardware

MAIN FLOOR HALLWAY

5 Hammerton custom pendants

MASTER BEDROOM

20' river rock wood burning fireplace with cast iron, glass door fireplace insert

42" Hammerton iron and rawhide chandelier

Hammerton hand forged wall sconce pendants

Walk in closet with custom Hodges Landing cabinetry

Covered deck off of walk out

MASTER ENSUITE

Custom his & her vanities

Custom finished cast iron soaker tub with Horus plumbing fixtures

Custom walk in double shower with Horus rain shower and rain heads, custom stainless steel black acid finish and glass shower enclosure

Separate water closet

4 sconces and pendant light fixtures

Sound system

BEDROOM 2 & 3 (MAIN)

Hammerton light fixtures

BEDROOM 4 & 5 (INCLUDING LOFT)

2 Hammerton custom iron pendants with hide shades

5 Hammerton custom iron wall sconces

Sitting area could be converted to an additional bathroom if required.

8 Velux skylights 48" x 48"

BEDROOM 6 & 7 (BASEMENT)

2 steel and iron Hammerton wall sconces per

BEDROOM 8 (KIDS PLAY ROOM)

Large walking closet

4 Hammerton wall sconces

BASEMENT WASHROOM / SHOWER

Muskoka granite flag stone floor, limestone & ceramic

Double shower

Separate water closet

2 Hammerton iron pendants

2 Hammerton iron wall sconces

Custom hemlock double vanity with copper hand forged sinks

Fixtures by Horus

Separate radiant floor heat

BASEMENT HALLWAY

10 Hammerton iron and rawhide wall sconces

POWDER ROOM

Hammerton custom wall sconces with stone shades

Custom antique hemlock and forged iron vanity with a hand forged copper vessel sink

Fixtures by Horus

MAIN FLOOR SHOWER / BATHROOM

Separate tub room with antique cast iron claw tub

4 sconces and pendant light fixtures

Separate water closet

Custom vanity 3 faucet trough sink

Custom shower with Muskoka flag stone and antique ceramic tile

BASEMENT GREAT ROOM

15' wide River rock wood burning fireplace with hidden TV

Custom Hammerton pool table iron and raw hide 60" chandelier

Custom Draw Knife pool table made with hand selected wood

28" Hammerton rawhide light fixture

6 Hammerton iron & rawhide sconces

100% wood carpeting thru basement

LAUNDRY ROOM

Muskoka flag stone granite floor

Custom cabinets and counter by Hodges Landing

18" Hammerton custom forged chandelier

HOME THEATRE

Tiered seating

Theatre and sound components of the Highest quality, including a new projector

Sound proofed room, covered by hand hewn antique finished lumber professional finished

6 Hammerton wall sconces

All cabinetry custom finished with hand forged custom iron finishings

Custom fabric acoustic wall panels

BOATHOUSE - LOWER LEVEL

2 slips with Sunstream under-mount scissor lifts

2 sea doo lifts

Exposed copper plumbing

25' work custom bench and storage shelves

LiftMaster commercial grade garage door lifts

Slips can accommodate up to 30' boats

Covered porch with Hammerton custom iron steel pendants

Grinder septic pump

Independent water pump with filtration

Floating island dock 16' x 20' increase entertaining space at the water front

Extensive copper flashing and protective detailing

BOATHOUSE - UPPER LEVEL

Upper deck finished with durable duradeck

Exterior speakers

Living room Hammerton custom iron sconces and pendant lighting

Kitchenette with Miele dishwasher, sub zero fridge and a 3" custom finished rustic counter top Horus fixture

2 bedrooms each with Hammerton Custom iron wall sconces each

Muskoka Screen room accompanies living quarters with Hammerton custom iron pendant light

3 pc bath with Horus fixtures

Independent sound system with Tanoy speakers

SAND BEACH AT SHORE AND 6' DEEP AT END OF DOCK

Outstanding views to south and southwest sunset exposure

Tiered firepit

2 CAR GARAGE WITH COVERED CAR PORT

Hammerton custom iron exterior wall sconces and pendant,

Fully finished, could be converted to a guest suite

2 lift master heavy duty garage door openers

Separate hydro panel

Plumbing run to garage for outdoor shower

SPORTS ACTIVITY BACK YARD

Sports court with basketball net

700' paved driveway to reduce dust and ease of winter maintenance

3 tee pitch range and putting green with sand bunker

Beach volleyball court

Log constructed Bunkie with Hammerton light pendant, custom finished white washed Hemlock walls.

SAFETY & SECURITY

Alarm Pro security system in both Cottage and Boathouse

Mechanical Room water retention wall in case of incident

Alarm auto shut off valve deactivates water system from pumping while alarm is set to away

Water sensors on floor sent to alarm company

Instant hot water

Central vac

Dual hot water tanks

HRV with humidifier

Generac generator automatically takes over in event of power outage

Automated 24 zone Irrigation for plantings with independent lake pump

Paved driveway to reduce dust, road maintenance