

FEATURE SHEET AND UPDATES

ADDRESS 366 ELMGROVE DRIVE , LAKESHORE , ONTARIO

YEAR BUILT 1989 TAXES \$16,000



ALL UPDATES AND FEATURES

ALL ELECTRICAL IS UP TO DATE

ALL PLUMBING IS UP TO DATE

ROOF IS ORIGINAL MADE WITH LIFE TIME STEEL AND COATED WITH ASPHALT

WINDOWS (2018) HAVE BEEN REPLACED EXCLUDING THE POOL ROOM EXTERIOR WINDOWS

FLOORING (2018-2022) REPLACED THROUGH OUT MOST OF THE HOME

HARDWARE (2024) REPLACED TO MAJORITY OF ALL THE DOORS AND CLOSETS

BASEBOARDS (2023) REPLACED TO MOST OF THE HOME

GARAGE DOOR(2022) POOL ROOM SEE THROUGH INSTALLED

BATHROOMS (2018) REMODEL COMPLETELY EXCLUDING THE POOL ROOM

ALARM SYSTEM MONITORED

ONE CAMERA AT FRONT DRIVEWAY

3 RING CAMERAS

2 CARBON FILTER AIR PURIFIERS ALLOWS BETTER AIR CIRCULATION

ENTRY DOORS (2018) REPLACED EXCLUDING SIDE GARAGE ENTRANCE

HEATING COOLING AND WATER SYSTEMS

HEATING AND COOLING IS ORIGINAL AND IS GEOTHERMAL MAINTAINED AND UPDATED

NEWER BOILER TANKLESS HEATS POOL ROOM THROUGH A AIR HANDLING UNIT AND HEATS ALL THE WATER THROUGH OUT THE HOUSE

WATER FILTRATION REVERSE OSMOSIS TO DEDICATED KOLHER KITCHEN FAUCET AND FRIDGE WATER

200 AMP PANELS WITH THREE PANELS IN TOTAL

GENERAC POWER BACK UP SYSTEM FOR THE ELECTRICITY

LARGE WELL FOR EXTERIOR SUMP PUMP

INTERIOR SUMP WITH BACK UP

APPLIANCES INCLUDED

FRIDGE , DISHWASHER , BAR FRIDGE IN LOFT , WASHER AND DRYER

STOVE BLACK MATTE FINISH (LA CORNUE STOVE FROM FRANCE)

SPECIAL FEATURES AND UPDATES

80 FOOT LAP POOL HEATED USED ALL YEAR LONG

INDOOR SAUNA 4-5 PERSON

UNDER MOUNT HOT TUB (2024) NEVER USED AND FINISHED WITH BLACK LEATHERED GRANITE

3 CAR GARAGE WITH NEWER DOOR OPENERS (2022)

LARGE 4 FOOT CRAWL SPACE DRY FOR PLENTY OF STORAGE

3RD LEVEL SAFE ROOM MULTI PURPOSE

THE HOME HAS BEEN FINISHED WITH GRANITE , QUARTZITE THROUGH OUT , BATHROOMS KITCHEN

ISLANDS BAR STARIS POOL ROOM AND MUCH MORE

BREAK WALL , WATER SIDE COVERED GAZEBO , BOAT LIFT

CONVENIENT BEACH ACCESS FOR SWIMMING, LAUNCHING WATER CRAFT SUCH AS CANOES , KAYAKS OR PADDLE BOARDS

PLEASE NOTE ALL FURNITURE IS STAGED NOT OWNED BY SELLER

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