

15 Balsam Park Road

Details of the property

- 2.05 acres, potential for 2 back lots to be sold off
- 245' of good waterfront with swimming off of large concrete dock with ladder at boathouse or wade in from stone stairway in centre of property
- Walk to Bobcaygeon
- In-ground sprinkler system to maintain lawn and garden, customized to deter waterfowl
- Professional landscaping
- Linwood Timber Frame home built in 2004 (Craftsman model)
- Partial stone & cedar exterior
- 3,448 sq ft (incl. workshop)
- 3 bay attached garage with entry to laundry/mud room & stairs to workshop above garage
- Reverse Osmosis water at kitchen sink
- UV and water softener
- Large matching 2 bay wet slip boathouse with 3 R&J lifts and in-water weed repellent
- Matching garden shed
- 3 bedrooms
- Ensuite & large walk-in closet in Primary bedroom
- Bonus/Storage room off loft area w/entrance to workshop over garage
- 3 full bathrooms (two with shower, one with separate steam shower and jacuzzi) with custom vanities
- Workshop above garage has insulated floor and entrance from garage and house
- Custom, handmade cherry kitchen with dovetailed cabinetry, extra-deep cupboards and counters, granite countertops, lowered pastry area
- Under counter bar fridge with ice maker
- Full movie theatre with projection screen and theatre seating for 12
- Radiant heating throughout the main floor
- Heated, insulated crawl space
- Screened in porch
- Propane Boiler
- Propane fireplace
- Water softener in crawl space, accessible via trapdoor in front hall closet
- Embedded speaker system
- Custom window treatments throughout

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Schedule C - Inclusions and Exclusions

Inclusions

- Kitchen - All appliances included
- Main bedroom - bed, 2 side tables, dresser, high boy (currently stored in garage)
- Living room - leather incliner sofa and loveseat
 - coffee table, matching end tables, sofa table, (high boy and tv cabinet currently stored in garage)
- Foyer - hall chest, hall mirror
 - leather bench
- Dining rm - table, 8 chairs, corner cabinet
- Laundry rm - washer, dryer
 - freezer
- Media rm - built in theatre seating, 2 ottomans
 - all a/v equipment
 - shelving for a/v eqpt
 - popcorn machine table
 - popcorn machine
- Game area - pool table
- Gym/Office - exercise equipment
 - desk & chair

Exclusions

- Paintings
- Bed frame lower level guest room
- Bed and washstand upper level spare bedroom
- Wicker set around pool table
- Adirondack chairs and glider on both exterior porches
- Garage tools and compressor
- Garden tools in garage and shed
- Garden art in shed

Items for sale outside of house sale

- Walker lawn tractor
- 25' Cobalt boat