



39 Elysian Fields, Balsam Lake

PRESENTED BY

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SALES REPRESENTATIVE

RE/MAX | realty
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brokerage



Absolutely Fabulous!



Magnificent In Every Aspect - This Cherished Custom Built Home Presents Over 5000 Square Feet Of Luxury Living Space On A 1.24 Acre Professionally Landscaped Property Boasting 125 Ft Of Unblemished Weed Free Shoreline
A Truly Unique Opportunity To Own A Piece Of Natural Paradise.

From Concept to Completion, This Wonderful Family Property Is Located Only 1.5 Hours From Toronto Ontario On
The Trent Severn Waterways Pristine BALSAM LAKE.

TRIVIA NOTE: At 256.5 Metres Above Sea Level, Balsam Lake Is The Highest Body Of Fresh Water In Canada That Allows A Skipper The Choice To Go East To The Atlantic Ocean, West To The Pacific Ocean, South To The Caribbean Sea Or North To The Arctic Ocean. What Makes This Most Unique, Is The Fact That From This Point, One Can Circumnavigate The World By Seaworthy Vessel, Without Ever Having To Travel On Land.



Stunning Great Room





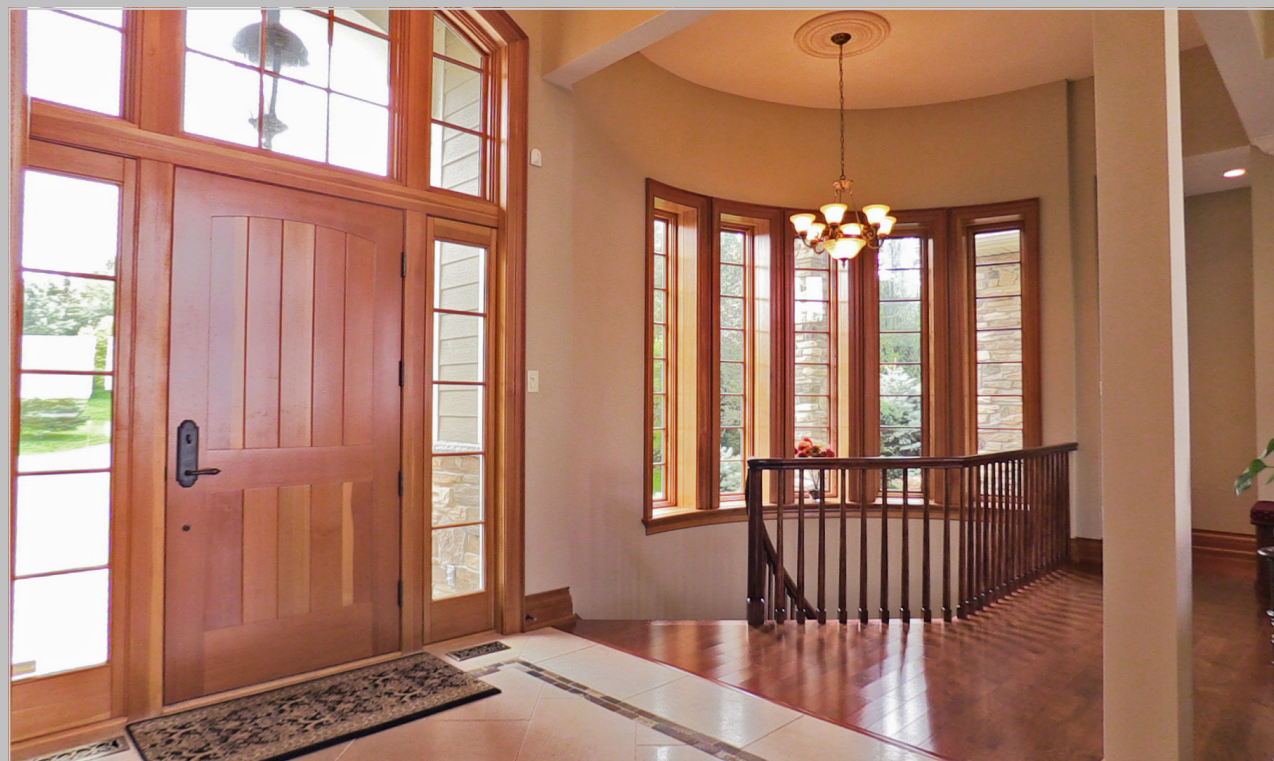
Gourmet Kitchen & Dining Room



Bright Sunroom

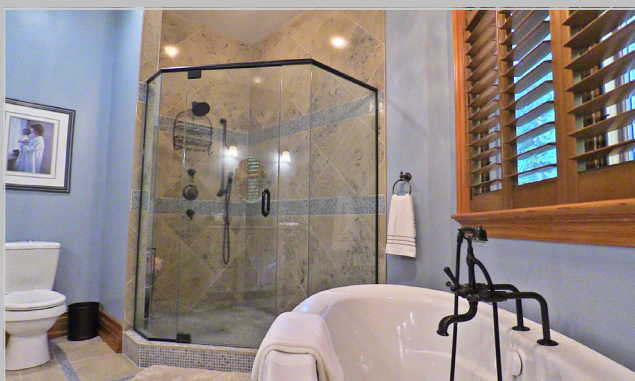


Foyer & Mud Room





*Master Bedroom Retreat
& Lavish Ensuite*



Upper Level - Office & Second Bedroom



Lower Level - Third & Fourth Bedrooms



Recreation Room



Theater Room



Features of 39 Elysian Fields, Balsam Lake

MAIN LEVEL - 2622 SQ.FT.

Entry - Exterior

- Long Meandering Paved Driveway with Added Guest Parking
- Welcoming Front Entrance with Hand Crafted Douglass Fir Door & Stone Column Supports
- Large Glass Transom Over Front Door with Glass Sidelights

Entry - Interior

- Stunning Waterfront Views Immediately Upon Entering into The Foyer
- Spectacular Open Concept Design Boasting Lake Views & Blazing Sunsets
- Large Slab Limestone Floor tiles with Intricate Inlay Border
- Solid Douglas Fir Oversized Closet Doors
- 10 Ft Ceiling

Great Room 21' x 24'

- Stunning Wall to Wall - Floor to Ceiling Windows Overlooking the Lake - Completely Built & Trimmed with Solid Douglas Fir - A Truly Awe-Inspiring Display Of Architecture & Craftsmanship
- Handsome Floor to Ceiling Custom Built Stone Gas Fireplace
- Open Concept Room with Stunning Waterfront Views
- Solid Oak 3/4" Wood Floorboards
- 2 Walkouts to Lakeside Deck
- Western Exposure Provides Spectacular Blazing Sunset Views.
- 17 ft Vaulted Ceiling with Built-In Speakers
- Hidden Accent Lighting

Dining Room 12' x 15'

- 10 ft Ceiling with Large Crown Moulding
- Large Limestone Floor Tiles
- Large Walk-In Bay Window - Floor to Ceiling Windows Trimmed with Douglas Fir Mouldings.
- Open Concept - Overlooking Great Room & Waterfront
- Walkout to Lakeside Deck
- Door to Sunroom
- 7.5" Douglas Fir Baseboards

Sunroom 11' x 13'

- Stunning Stone Accent Wall with Built-In Gas Fireplace
- Large Limestone Slab Floor Tiles
- Walkout to Lakeside Deck
- Gorgeous Views of The Lake & Sunsets.
- Tongue & Groove Wood Ceiling with Built-In Speakers
- Weather-Wall Vinyl Windows For 3 Season Comfort & Convenience

Kitchen 16' x 16'

- Open Concept Overlooking Great Room, Dining Room and Beautiful Balsam Lake
- 10 Ft Ceilings
- Beautiful Custom Cabinetry with Granite Countertops
- Large Peninsula Island with Granite Countertop and Undermount Sink
- Island Has Built-in Sharp Microwave, Décor Oven and Monogram Wine Fridge
- Custom Appliances:
 - Décor Cooktop
 - 2 - Décor Stainless Steel Self-Cleaning Convection Oven
 - Stainless Steel Miele Dishwasher
 - Décor Counter Depth Stainless Steel Side-By-Side Fridge & Freezer
 - Built-in Stainless Steel Monogram Wine Fridges
 - Stainless Steel Sharp Built-in Microwave Oven
- Large Limestone Floor Tiles
- Abundance of Cupboards & Pantry Space
- Walk-Out to Deck & Sunroom Area with Fireplace Overlooking the Lake
- 2 Sinks
- Large Skylight
- Pot Lights - Ceiling Speakers

50' Lakeside Terrace

- Access From Kitchen & Great Room
- Glass Railings Allowing Unobstructed Views of Property Grounds & Lake
- TREX Deck Boards - Reduced Maintenance

Laundry Room 14' x 8'

- Large Slab Limestone Tile Flooring
- 10 Ft Ceilings
- Abundance of Cupboards and Built-ins
- Large Sink
- Folding Area
- Built-in Desk Area
- Washer & Dryer with Pedestals for Additional Storage
- Picture Window
- Solid Douglas Fir Door, 7.5" Douglas Fir Baseboards Including Window & Door Casing & Backband

Mud Room

- Large Slab Limestone Tile Flooring
- Large Closet
- Door to 2 Car Garage
- Exit Door to Driveway

Office/Study 12' x 12'

- Wide Plank Oak Floorboards
- 10 Foot Ceiling with Crown Moulding & Pot Lights
- Spectacular Views of Balsam Lake
- Beautiful Floor to Ceiling Windows with Shadex Window Treatments
- Walk-Out to Private Terrace Overlooking Lake
- Separate Door to Master Bedroom
- Solid Custom-Made Douglas Fir Doors

Master Bedroom 11' x 16'

- 10 Foot Ceiling
- Pot Lights
- Wide Plank Oak Floorboards
- Beautiful Views Overlooking Lake
- Walk-Out to Deck Area Overlooking the Lake
- Crown Moulding
- Walk-In Closet with Custom Built-In Organizer System
- Solid Custom-Made Douglas Fir Doors

5 Piece Ensuite

- 10 Foot Ceiling
- Heated Limestone Tile Flooring with Beautiful Mosaic Tile Inlay
- Large Freestanding Oval Soaker Tub
- Oversized Shower with Glass Door & Enclosure
- Custom Vanity with His & Her Sinks
- Makeup Station
- Pot Lights
- Walk-in Dressing Room with Abundance of Built-Ins
- Maple California Shutters
- Solid Custom-Made Douglas Fir Door
- Crown Moulding

Bedroom #2 11' x 11'

- 10 Foot Ceiling
- Pot Lights
- Wide Plank Oak Floorboards
- Beautiful Views Overlooking Lake
- Crown Moulding
- Large Picture Window
- Solid Custom-Made Douglas Fir Doors
- Large Closet with Custom Built-In Organizer System

LOWER LEVEL - APPROX 2600 SQ.FT.

Recreation Room 26' x 20'

- Open Staircase with Wood Spindles & Wide Stair Treads
- 9.5 Foot Ceiling with Pot Lights & Ceiling Speakers
- Large Open Concept Overlooking the Lake & Landscaped Yard
- Engineered Wood Flooring
- Floor to Ceiling Stone Fireplace with Handsome Pine Mantel & Corbels
- Large Custom-Built Walnut Wet Bar with Granite Countertops
- Walk-out To Patio

Bar Area

- Open Concept with Open View to Lake
- Engineered Wood Floor
- Granite Countertop
- Bar Fridge
- Pot Lights
- Pendant Lights
- Bar Stools

Washroom

- 9.5 Foot Ceiling
- Tile Flooring
- Custom Vanity with Granite Countertop & Undermount Sink
- Large Shower

Bedroom #3 12' x 14'

- Large Closet
- Engineered Wood Floor
- 9.5 Foot Ceiling
- Large Picture Window Overlooking the Lake
- Solid Douglas Fir Doors
- Crown Moulding
- California Shutters

Bedroom #4 16' x 12'

- Large Walk-In Closet
- Engineered Wood Flooring
- 9.5 Foot Ceiling
- Large Picture Windows Overlooking the Lake

Ensuite Washroom

- 9.5 Foot Ceiling
- Tile Flooring
- Custom Vanity with Granite Countertop & Undermount Sink
- Large Shower & Shower

Ensuite Washroom

- 9 Foot Ceiling
- Pot Lights
- Custom Vanity with Granite Countertop
- Tiled Shower with Glass Door
- In-Floor Radiant Heating

Theater Room 20' x 24'

- Spectacular Custom Millwork
- Walnut Wainscoting, Cabinets & Display Alcoves
- Leather Reclining Seats
- Acoustic Sound Deadening Insulation
- 9.5Foot Ceiling
- 60" T.V. & Related Equipment
- Surround Sound System
- Pot Lights
- Premium Broadloom

Important Building Features & Extras

Double Boathouse With Sun Deck

- Oversized 24' x 30' Double Boathouse
- 720 Sq Ft Of Sundeck with Glass Railings
- Expansive Westerly Lake Views Providing A Stunning Sunset Vista
- Oversized Door with Remote Door Opener
- 2 Heavy Duty Marine Railways
- 2 Full Size Docks
- Pristine Clean Clear Weed Free Waterfront

Features & Extras:

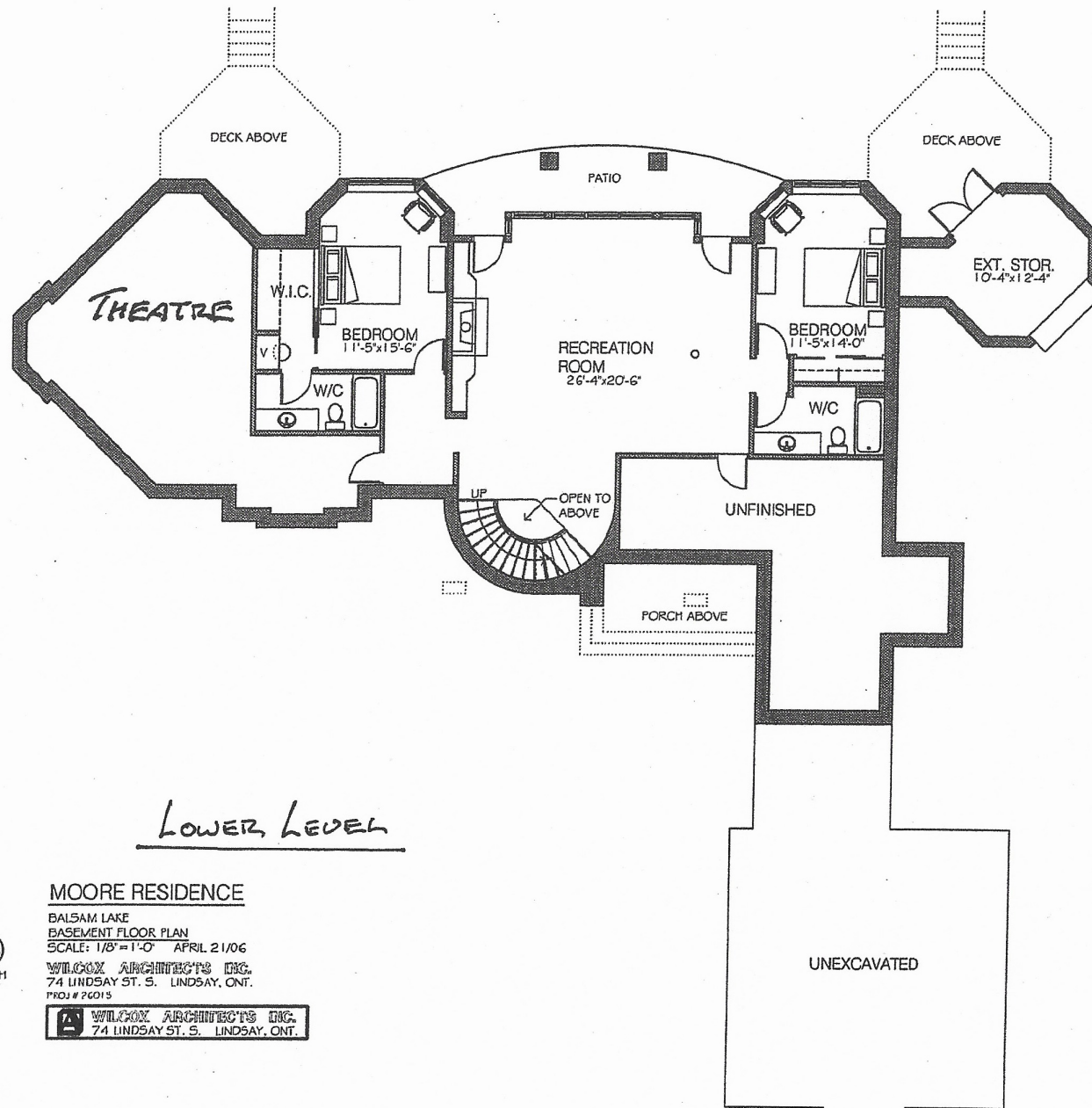
- Premium Lot Size: 125 Feet Wide x 436 Feet Deep (1.26 Acre)
- Westerly Exposure
- Professionally Landscaped with Extensive Use Of Armour Stone Retaining Walls & Walkways
- ICF - Structural Insulated Panel Exterior Basement Walls
- Insulated Basement Floor
- Lowen Windows made with Douglas Fir, Double-Strength Glass, Extruded Aluminum Exterior with 36 Kynar Based Metal Clad Paint
- 200 Amp Service
- 100 Amp back-up generator
- Monitored Security System- 5 Cameras & Glass Break Sensors
- 35 Year Rated Shingles
- Custom built solid Core Douglas Fir Interior Doors - hinges on Each Door - All Windows & Doors Trimmed with Douglas Fir Casing & Backband
- Natural Stone & Maibec Wood Façade
- Double Car Garage with Garage Door Openers
- Paved Driveway with River Rock Shoulder
- 7000 Liter Septic Tank
- Heat Recovery Systems (HRV)
- Propane Furnace
- In-ground Sprinkler System
- Lake Water Supply & Treated with Ultraviolet Filtration
- Whole House Central Vacuum System
- 3000 Liter Propane Tank Including Remote Volume Sensor (Rented)
- 10 Foot Ceilings Throughout Main Level - 9.5 Feet in Basement

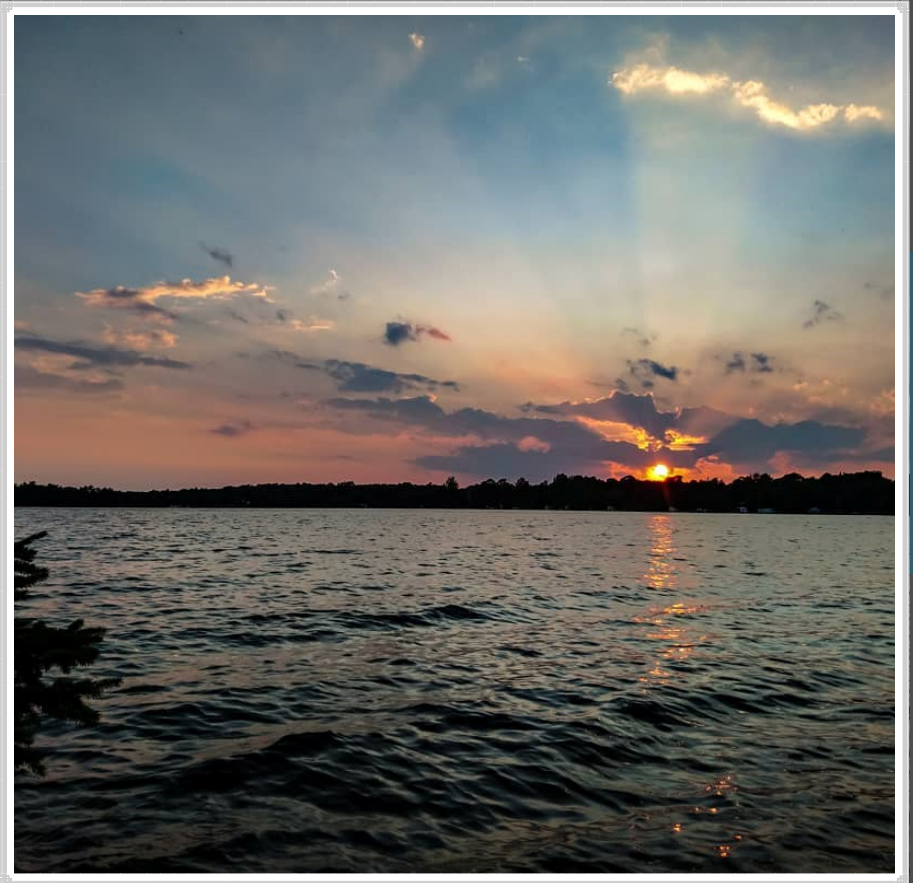
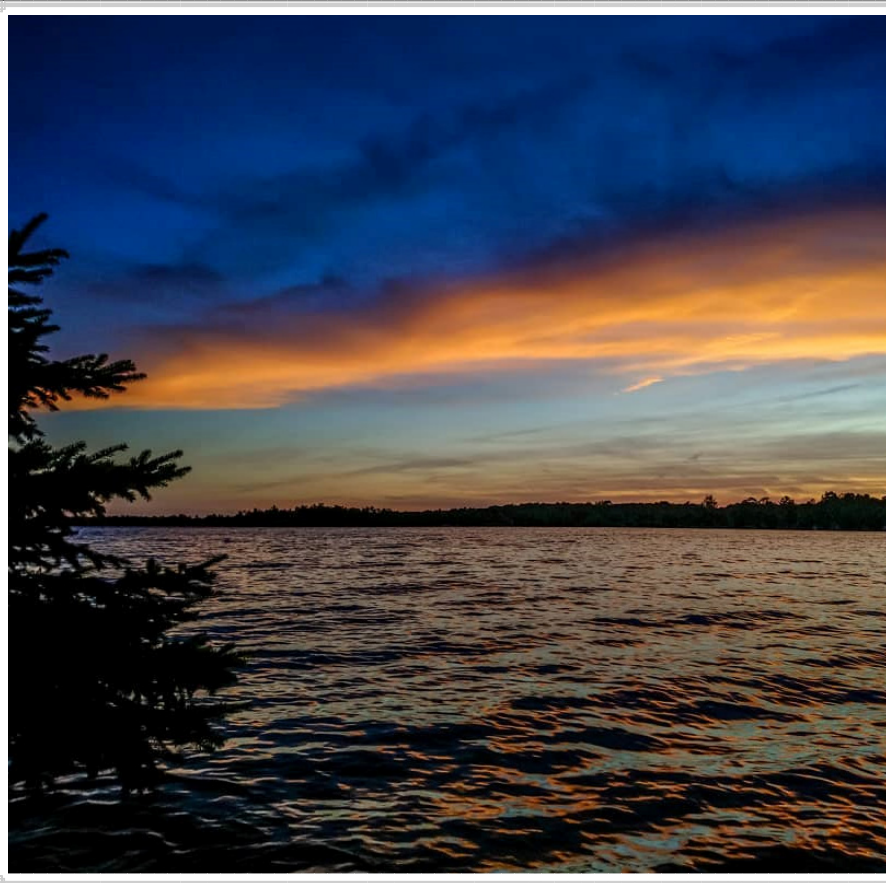
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FLOOR PLANS

LOWER LEVEL





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DAVID SCHNARR

Sales Representative

Your Balsam Lake Specialist

RE/MAX
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