



41 Woodfern Road, Balsam Lake

PRESENTED BY

DAVID SCHNARR

SALES REPRESENTATIVE

RE/MAX | realty
SPECIALISTS INC.
brokerage



Absolutely Fabulous!



Stunning In Every Aspect - This Cherished Custom Built Home Presents Over 3400 Sq. Ft. Square Feet Of Luxury Living Space On A 2.27 Acre Professionally Landscaped Property Boasting 154 Ft Of Unblemished Weed Free Shoreline With Walk-in Sand Beach. 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, Laundry Room & Main Washroom





*Master Bedroom Retreat
& Lavish Ensuite*





Four Bedrooms & Den



Features of 41 Woodfern Road, Balsam Lake

MAIN LEVEL - 3400 SQ.FT.

Entry - Exterior

- Welcoming Front Entrance With Covered Porch Area
- Cut Limestone Walkway
- Custom front door with Transom & Side Lights

Entry - Interior 11' x 11'

- Open Concept Design
- Maple Wood Flooring
- 9' Ceiling
- 7.5" Baseboards
- 2 Large Closets with Custom Built-Ins
- Skylight
- Pot Lights

Great Room 31' x 31'

- Handsome Floor to Ceiling Double Sided Stone Gas Fireplace With 10 Ft Pine Mantel
- Open Concept Room with Stunning Waterfront Views
- Maple Hardwood Flooring
- Western Exposure Provides Spectacular Blazing Sunset Views.
- 9 ft. Ceiling
- 7.5" Baseboards
- 20' Cathedral Beamed Ceiling
- Pot Lights
- 31 Feet of Floor to Ceiling Glass Overlooking the Lake
- 5 Walkouts to Deck and Lake
- 2 Walkouts to Sunroom
- 80" Sharp TV Mounted Over Fireplace

Kitchen

- Open Concept
- Cathedral Beamed Ceiling
- Granite Countertops with Oversized Franke Sink
- Maple Wood Floors
- Custom Crafted Brentown Kitchen Cabinets with Inset Doors.
- Large Pantry with Pull-Outs
- Stone Backsplash
- 4' x 10' Center Island with Granite Countertop & 6 Stools
 - Sub-Zero Fridge with Custom Door Panels
 - Miele Dishwasher
 - Hartland Gas Range
 - Custom Rangehood With Best Exhaust Fan
- Pot Lights
- Under Counter Lighting

Dining Room

- Open Concept
- Beamed Cathedral Ceiling
- Maple Wood Flooring
- Wall to Wall - Floor to Ceiling Windows & Doors
- Stunning Views Overlooking the Lake & Dinner Sunsets
- 10 Ft Table & 10 Chairs Included
- Pot Lights

Sunroom 11' x 15'

- 9' Ceiling
- 15' Wall of Windows
- Floor to Ceiling Stone Double Sided Gas Fireplace
- Limestone Floor Tiles
- Room Trimmed with Pine Planks
- Skylight
- Pot Lights
- Built-In LG Heater & A.C. Unit
- Walk Out to Deck Overlooking Lake & Sand Beach

Main Powder Room

- 9' Ceiling
- 7.5" Baseboards
- Limestone Flooring
- Custom built Vanity with Wall Mounted Facet
- Kohler Fixtures
- Wall Sconce Light Fixtures
- Pot Lights

Main Floor Den/Bedroom 15' x 12'.5"

- 9' Ceiling
- 7.5" Baseboards
- Maple Wood Floors
- Custom Built Pine Bookcases & Desk
- Large Picture Window Overlooking Forest
- Pot Lights
- Pull-Out Sleeper Couch
- 50" Wall Mounted Samsung TV

Master Bedroom 23' x 14'

- 17' Beamed Cathedral Ceiling
- Large Windows Overlooking the lake & Property
- 7.5" Baseboards
- Maple Hardwood Floors
- Remote Controlled Shades
- Large 8' x 9' Walk-In Closet with Abundance of Built-Ins
- Pot Lights
- Wall Mounted 60" Samsung T.V. Included

Ensuite Washroom

- 9' Ceiling
- 7.5" Baseboards
- Porcelain Floor Tiles
- Oversized Shower Stall
- Freestanding Metal Clawfoot Tub
- Custom Made Double Sink Vanity with Granite Countertop
- Tile Wainscoting

Bedroom #2 14'.5" x 10'.3"

- 9' Ceiling
- Pot Lights
- Fan
- 7.5" Baseboards
- Maple Hardwood Floors
- 2 Picture Windows Overlooking Forest & Grounds
- Large Closet with Custom Built-Ins

Bedroom #3 10' x 10'

- 9' Ceiling
- Pot Lights
- 7.5" Baseboards
- Fan
- Maple Hardwood Floors
- Picture Window Overlooking the Lake
- Large Closet with Custom Built-Ins

Bedroom #4 12'.6" x 10'

- 9' Ceiling
- 7.5" Baseboards
- Maple Hardwood Flooring
- Pot Lights
- Large Closet with Custom Built-Ins
- Picture Window Overlooking the Lake

Bedroom #5 11' x 11'

- 9' Ceiling
- 7.5" Baseboards
- Maple Hardwood Flooring
- Pot Lights
- Large Closet with Custom Built-Ins
- Picture Window Overlooking the Lake
- 3 Piece Ensuite Bath with Large Tiled Shower & Glass Door

Ensuite Washroom

- 9' Ceiling
- Oversized Shower Stall
- Beautiful Chrome & Porcelain Pedestal Sink

Guest Bedroom Washroom

- Limestone Flooring
- 9' Ceilings
- Pot Lights
- Large Tiled Shower with Glass door
- Custom Vanity with Marble Top & Undermount Sink
- Kohler Fixtures

Walk-In Pantry 10' x 7'

- Tile Flooring
- 9' Ceilings
- Pot Lights
- 7.5" Baseboards
- Abundance of Cupboards and Built-Ins
- Quartz Countertops with Undermount Bar Sink & Ice Maker
- Large Closet

Laundry Room 11' x 13'

- Tile Flooring
- 9' Ceilings
- Pot Lights
- 3' x 3' Folding Island with Storage
- 7.5" Baseboards
- Abundance of Cupboards and Built-Ins
- Quartz Countertops with Extra Large Stainless-Steel Sink
- Numerous Storage Closets
- Maytag Stacked Washer & Dryer
- Freezer
- Picture Window Overlooking Property

Oversized 3 Car Garage - Insulated

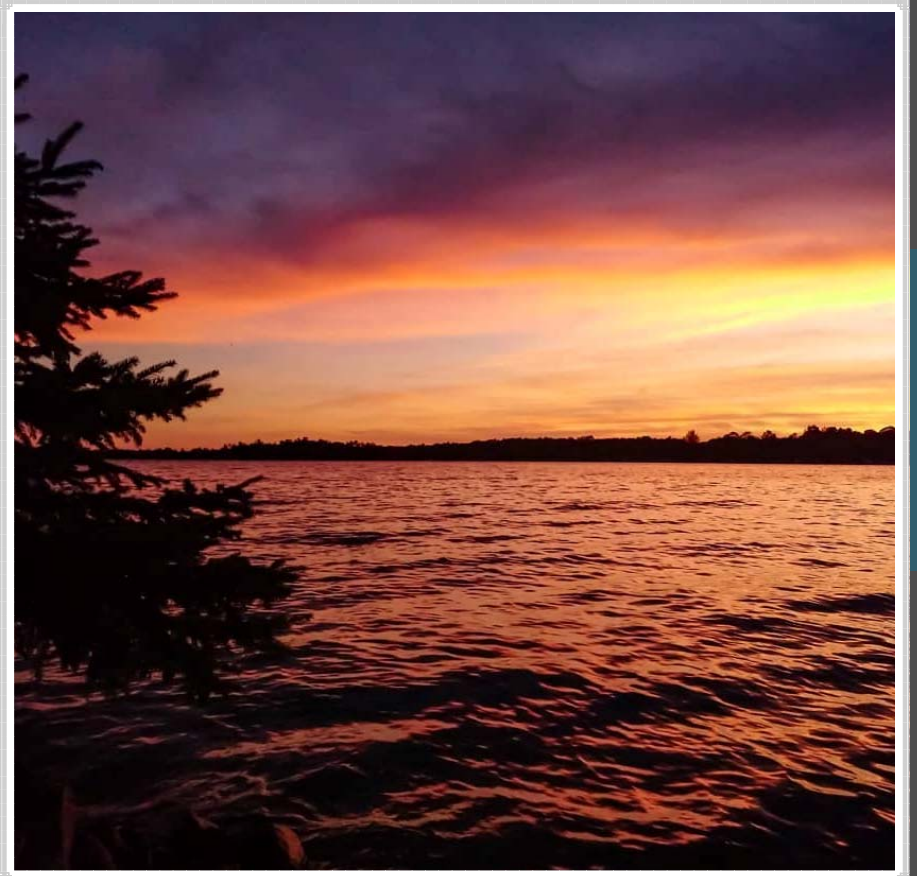
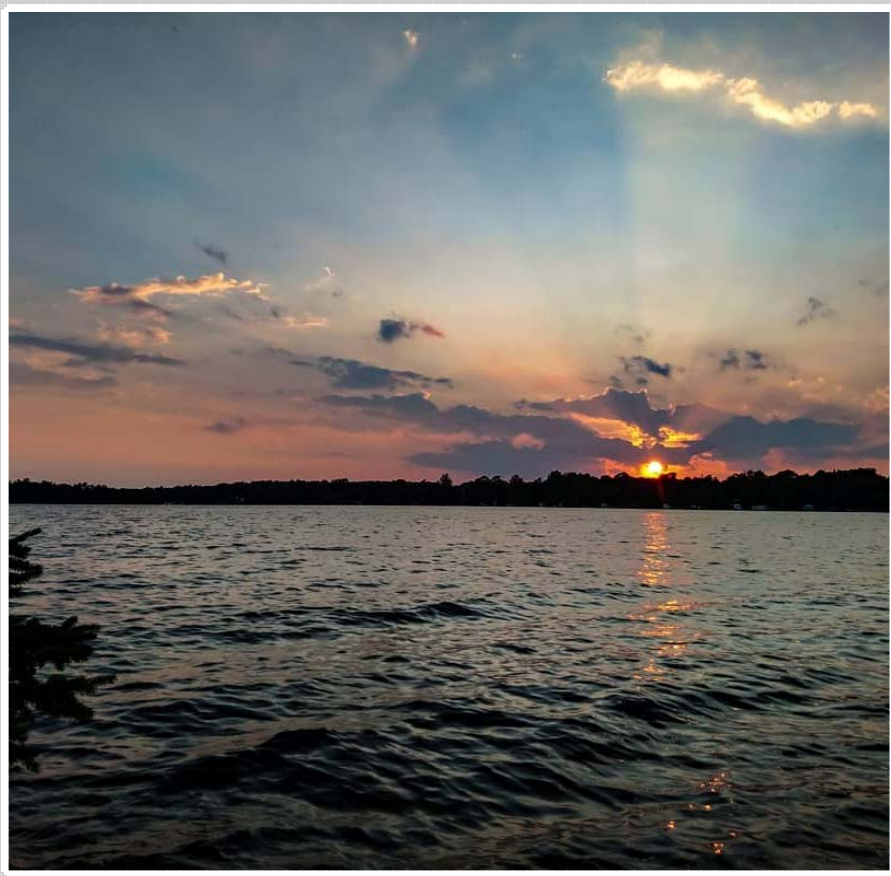
- High Ceiling
- Insulated and Drywalled Ceilings & Walls
- Insulated Garage Doors
- 3 Garage Door Openers
- Custom Built Storage Cabinets
- Large Windows
- Vacuum System
- Monitored by Security System

Other Important Features & Extras:

- Premium Lot Size: 154 Ft. Wide X 480 Ft. Deep (2.27 Acre)
- Western Exposure
- Professionally Landscaped with Extensive Use of Armor Stone Retaining Walls & Walkways
- 200 Amp Electrical Service
- Monitored Security System
- Premium Windows and Doors
- Cultured Stone and Wood Façade
- Oversized Triple Car Garage with Garage Door Openers
- Crushed Stone Driveway with Large Parking Area
- Propane Furnace (3 Years Old)
- Hepa Filtration System
- Central Air Conditioning
- Heat Recovery System (HRV)
- Hot Water Tanks (rented)
- 10 Zone In-Ground Sprinkler System
- Drilled Well
- Whole House Central Vacuum System
- GENERAC BACKUP GENERATOR
- Propane Tank is Rented
- All Window Coverings are Included
- All Light Fixtures & Fans Are Included
- All Furnishings Are Included (Exclude Sellers Personal Items)
- Appliances Included:
 - Subzero Fridge
 - Miele Dishwasher
 - Hartland Gas Range
 - Maytag Washer & Dryer
 - Great Room T.V.
 - Den T.V.
 - Master Bedroom T.V.
 - BBQ
 - 3 Garage Door Openers & Remotes
 - Boat Lift is Included
 - Seadoo Lifts Are Included
 - Moose is Included
 - All Audio & Visual Equipment

All efforts have been made to provide details of this property as accurately as possible from information supplied by the Seller. Re/Max Realty Specialists Inc., Brokerage or its representatives assume no liability for inaccuracies or omissions.





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PRESENTED BY

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Your Balsam Lake Specialist

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BROKERAGE

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