Sotheby's International Realty Canada

presents

689 Birdie Lake Place

Predator Ridge Resort

- Custom-built by Rykon Construction (Wesbild Homes) meticulously designed, engineered and equipped
- Frank Lloyd Wright inspired philosophy offering one-level-living integrating indoor and outdoor living spaces
- 3916 SF prairie-style bungalow/rancher with over 3000 SF on the main level
- Great room with dramatic white-washed cathedral ceiling and an open concept kitchen with premium appliances and floor-to-ceiling sliding glass doors
- Embrace the beauty of all seasons on the sunny south-facing 75' x 25' extended covered verandah
- 4000 SF park-like grassed yard, outdoor gas firepit, mature landscaping with a fully fenced-in yard - perfect for dog lovers
- PRCLA fees (Predator Ridge Community and Landscape Agreement) $258.74 monthly for yard maintenance and use of all fitness and recreational facilities and biking/hiking trails
- Home is accessed by a private 50m of lighted and treed driveway off Birdie Lake Place at the end of a private cul-de-sac
- 2 Primary bedrooms with ensuite bathrooms, walk-in closets, opening onto the verandah
- 2 additional bedrooms and bathrooms, den and sound proof media room
- Hunter Douglas blinds and Norelco built-ins throughout
- 8' door heights
- 11'5" ceilings in hallways
- 6" plank durable engineered hardwood flooring throughout the main floor
- High end carpeting throughout media room and in lower level
- Water suppression system installed when the home was built
- Eaves on north and east side of home have a heating system
- 4 natural gas outlets
- 6 water bibs
- Reduced home insurance because of designated Predator Ridge Firehall
- Predator Ridge is a FireSmart community

MAIN FLOOR

GREAT ROOM
Grand room with floor to ceiling built-in custom cabinets and shelving
White-washed tongue and groove plank covered 14 ft cathedral ceiling creates a beachy coastal feel
Large windows and sliding doors with additional transom windows create sun-drenched spaces
Large ceiling fan/light, remotely operated
Linear gas fireplace with mortarless tiles
6" plank durable engineered hardwood flooring throughout

KITCHEN
Custom millwork cabinets with large quartz countertops
9' x 5' quartz countertop island and double Blanco granite sink
48" SubZero fridge/freezer
SubZero wine cooler
48" Wolf range dual fuel with double ovens and pot filler on subway tiled backsplash
Miele steam oven, microwave and dishwasher
Walk-in pantry with custom shelving
11'5" tray ceiling

LAUNDRY ROOM / BUTLERS PANTRY
Custom millwork cabinets with quartz countertops, under-counter lighting and Blanco granite sink
Full-sized washer and dryer (brand new washer)

EXTENDED VERANDAH
Oversized 1500 ft of exposed aggregate patio outdoor living space
80% of the patio is covered for all season living
Private south-facing lounge areas, perfect for entertaining
Built-in, premium Series Jackson Grills gas BBQ
Granite 5'7'5" firetable that seats 8+ people with 50" Samsung TV
Motorized Phantom Screens on the west side of home
Patio is fully enclosed with glass railing and two gates to the front yard and back garden area

TWO PRIMARY BEDROOMS with ENSUITES
Primary bedroom #1
Large primary bedroom with 2 generously sized closets with built-in cabinets/drawers
5 piece ensuite with heated floors, fully tiled shower with wall niche and bench, quartz countertops and double undermount sinks, soaker tub with jets. and motorized blinds
Electric heaters for added comfort

Primary bedroom #2
Large bedroom with walk-in closet and built-in cabinets
4 piece ensuite with heated floors, fully tiled shower with wall niche and bench, rainhead and hand held showerhead, quartz countertops, single undermount sink

THIRD BEDROOM and ENSUITE
Large bedroom with generous sized closet with built-in cabinetry
4 piece ensuite with heated floors, tub with tiled surround, glass shower enclosure with corner shelf and quartz counter tops
Under-counter lighting

FOURTH BEDROOM / FLEX ROOM
Built-in custom cabinets and shelving
Generous double size closet with built-in cabinetry
Electric heater for added comfort

OFFICE
Built-in custom millwork desk, shelving, cupboards and file drawers
West facing with large windows and glass doors off the hallway

FULL BATHROOM
Full 4 piece bathroom
Heated tile floors
Fully tiled shower with wall niche
Undercounter cabinet lighting with quartz countertops

MUD ROOM
Conveniently located off the garage
Closet area
Built-in seating with closet and hooks

STORAGE ROOM
80 sq.ft. of fully finished custom built-in cabinets and shelving with west-facing window located directly off the mud room - could be a perfect change room if a pool was installed

MEDIA ROOM
Fully Insulated
7.1 surround sound
80” Samsung TV (2020) surrounded by custom built-in cabinets and shelving

LOWER AREA

TV/GAMES ROOM

846SF area
Perfect as a TV/Games room - for parties, poker, bridge, pool, shuffleboard, or for grandkids
Pool table, shuffleboard and 80” Samsung TV (2020) included
Electric heaters for added comfort

MECHANICAL ROOM

American Standard Gold Series high efficiency natural gas furnace - last serviced in 2022
NAVIEN on-demand hot water system
EcoSmart high efficiency water softener
VENMAR HRV system (dual)
HONEYWELL TrueEase Humidification System
CYCLOVAC central vacuum system
Security system
Natural gas manifold
Extra storage Space
Radon mitigation system is piped as per code when home was built in 2015

CRAWL SPACE

Accessible 4’ high crawl space
2249 SF of fully-lighted storage space
2 air exchange units

GARAGE

Heated three car garage (33’6” X 25’6” total area)
Steel Craft doors (1 double and 1 Single)
Epoxy flooring
Built-in shelving and cabinets with counter
Rubbermaid rack hanging system

ELECTRONICS

Wiring center and Cat 6 wiring
8 TV outlets and hardwired computer outlets
USB ports in kitchen, all bedrooms and flex room
Lutron Radio Ra2, 5 Control stations, 3 wall-mounted with one in each of the two primary bedrooms
Controls landscape lighting and can be controlled remotely from your phone

BACK YARD

Approximately 4000 sq.ft. with a large lawn area, underground sprinkler system
Gas fire-pit with seating area in a sheltered corner of the garden
Decorative fence/perfect for pets
Landscape lighting and outdoor electrical outlets for potential hot tub
Plenty of room for a swimming pool
Concrete pathway around the perimeter of the house

FRONT YARD

Private tree-lined 50m driveway
Room for an RV located next to the garage
Fully landscaped with trees, grasses, perennials (lilacs, magnolia trees, black-eyed Susan, lavender) and river rock
16 landscape lights
Large parking area with turnaround area
Underground irrigation system

EXCLUSIONS

Artwork located at the front foyer
Personal items

INCLUSIONS

TV, speakers and components in the media room
TV in games room
Shuffleboard
Pool Table
Fire table, chairs and TV on the verandah
BBQ
Snowblower
2 ladders

NEGOTIABLE

All furniture, bedding, sheets, etc.
Golf Cart - Street Legal
Sono's system and speakers