

Property Information

Updates:

- All new pine ceilings, luxury vinyl plank flooring and lighting throughout
- New kitchen cabinets, appliances, counter tops and back-splash
- 4 Piece bath with rain head shower, glass shower, soaker tub, vanity, toilet and basket weave porcelain tile floor
- 3 Piece en-suite, glassed in shower, toilet and decorative vanity
- Replaced all the windows excluding sunroom and main bathroom
- Laundry room addition with front load washer and dryer
- Insulated and put vapour barrier in attic
- New structural footings, lifted, leveled and encapsulated the crawl space
- New exterior siding, soffits and downspouts
- Roof was replaced in 2020
- Widened and regraded the driveway- parking for at least 8 cars
- New 16 x 20 foot deck overlooking the lake with edgeless glass railings
- Wall to wall glass sliders from living room to deck
- New landscaped path to the waterfront
- Electrical 200 amp service, new In wall electric heaters / controlled with an app, Generac transfer switch panel, ESA Inspected, Electric Vehicle charger
- PEX Plumbing
- Wood fire place and 2 wood stoves WETT certified

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Inclusions:

- Stainless steel fridge, stove, dishwasher and black microwave,
- Front load washer and dryer, white fridge in laundry room
- Well pump, hot water tank
- All indoor and outdoor furniture
- BBQ's, (BBQ at Bunkhouse requires a new grill) Blackstone with air fryer
- Decor , linens, electrical light fixtures ,ceiling fans, window coverings
- Dock, furniture in bunkhouse
- 1 inflatable stand up paddle board , pedal boat, kayak, & outdoor sofa in dry land boat house.

Lake/Area Information

- Papineau lake is known to be a deep clean lake, which is large enough for motorized boat activities
- South east exposure for all day sun in the beach and dock
- Additional dock section could be added to moor a boat with deep water off the dock
- Tara Court is a municipal road with snow plowing
- 30 minutes to the town of Bancroft and Barry's Bay for services and amenities