

Vogue Realty Inc.

Real Estate Brokerage
 P O Box 7
 Kenora, On.
 P9N 3X1



Tel: (807) 468-3326
 Fax: (807) 468-3973
 E Mail: vogue@vogurealty.ca
 Internet: www.vogurealty.ca
 See Also: www.mls.ca

1324 Rocky Heights

Offered @ \$430,000.00

1571 10-07-20 MLS #

LOT DESCRIPTION: A secluded, irregular shaped lot, Approx 1.67 acres offering exceptional privacy, Great view of both Laurenson's Lake to the South East and Laurenson's Creek to the North East.
 A quad trail to the waters edge.
 Stairway to another waters edge location.

Survey: Lot plan only, copy on file.
Zoning: RU - rural
Drive: Private gravel drive with parking for a dozen or so autos.
Garage: Detached 2 car garage, Built in 2004.
 Set up for in floor heating (Not hooked up).
 Detached single car garage with office/workshop.
 Power door opener,
 Sub panel.

Taxes 2010: \$4,847.57.
Ftge Chge: None

IMPROVEMENTS: Bungalow, in excess of 3200 sq ft, 4 bdrms, 4 bthrms.
 Step down to family room featuring a gas fireplace.
 Magnificent views of the Country, Creek and the Lake

EXTERIOR: Custom built in 1994.
 Family room addition in 1998.
 Exterior is stucco.
 Crawl space.
 Concrete foundation

Insulation: R-20 fibreglass walls; R-40 fibreglass ceiling.

INTERIOR: Very tastefully finished and decorated.

Fireplaces: Two:
Living room;
 Floor to ceiling Tyndall stone wood burning
 (Copy of Fireplace Inspection report from 2007 on file).
 Family room features a gas fireplace.



Note: All information is from sources deemed reliable, but no responsibility is assumed regarding accuracy thereof. Properties are submitted subject to errors, omissions, change of price or condition, prior to sale, rental or without notice. **All measurements approximate.**

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Kitchen: Exceptional custom built oak kitchen featuring a center island, built-in dishwasher (new 2005), Jenn air counter top stove (new 2003), Wall oven, Breakfast bar, pantry, Hardwood floors.



Dining Room: Formal dining room, hardwood floors.

Living Room: Open concept, Tyndall stone (floor to ceiling) wood burning fireplace. Cathedral ceiling. Hardwood floors. Patio doors to 3 season sunroom (9' x 28').



Bathrooms: Four bathrooms. Two pce off main entry way. Main features a large 4 pce with separate whirlpool tub, Walk-in shower finished in slate, double sinks. Ensuite, three pce w shower.

Bedrooms: Three pce in family room. Four very spacious bedrooms with good closet space. Master bedroom – w/Ensuite with access to 3 season sunroom. Fourth bedroom - new laminate floor Jan 09.



Family Room: Step down family room. Natural gas fireplace. Three piece bath, Wet bar, Garden doors to yard. Spectacular views from inside or out.



CHATELS INCLUDED: Built-in counter top stove, wall oven & dishwasher
EXCLUDED: None.

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RENTALS EXCLUDED: None.

HOT WATER TANK: Gas, owned.

SERVICES:

- Sewer:** Septic field, apparently was certified no copy available.
- Water:** City, 2- 1100 gal water tanks. Fill spouts on south west side. Water delivered by city Mon, Wed & Fri Call for delivery 467-2330. Present owners, family of 5 uses Approx 1,500 gallons, every 7 to 10 days. Cost is cheap, delivery \$35.00, 1500 gallons \$7.00
- Hydro:** Appears to be a 200 amp, breaker service. Buyer to satisfy self before closing.
- Phone/Cable:** Yes/yes
- Nat Gas:** Yes
- HEAT:** Gas. Well-Man boiler in utility room off main entry. Gas hot water tank off bathroom in family room supplies both hot water and in floor heating for family room. Boiler supplies heat to air handler which supplies heat and central air conditioning. Heat costs: Gas cost for 2009 was approx \$300.00 per month. To be confirmed

MORTGAGE: Treat as clear.



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EXTRAS:

Very private in town 1.67 acreage.
 375 feet waterfront.
 An awesome view, not afforded every city executive home.
 Detached two car garage set up for in floor heating(Not hooked up)
 Detached single car garage with workshop/office.
 Over 70 feet of decking.
 Three season sunroom.
 Two fireplaces.
 Family room w gas fireplace,
 Wet bar & 3 pce bath.

Three built-in appliances in kitchen.

Custom built oak kitchen.
 Double pantry's.
 Breakfast bar.
 Hardwood floors.
 Cathedral ceilings
 Central air and central vac
 And the list goes on.



COMMENTS:

A rare opportunity to own a private, classy executive home.
Don't miss this one.

SHOWINGS:

Prefer 24 hr notice.

POSSESSION:

Negotiable.

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Parts 3 & 4,

