

222 Berryton Road, Seeleys Bay, ON K0H 2N0

Custom West Coast Contemporary Built 2015 (almost 20ft high ceilings, 25% glazing (windows) for passive solar gain) juxtaposed against rugged, un-manicured Canadian Shield and mature maple forest.

No detail overlooked – meticulously constructed (many photos of construction process as well as original engineered design plans available)

4,000sqft finished living area: sunroom (which could be a fourth bedroom), great room, three bedrooms (master has huge walk-in closet with high ceilings and a 5pc ensuite with two separate vanities), 3-piece bath with double vanity, powder room off laundry room (with porcelain laundry sink on wooden base cabinet and Lee Valley Hardware), office, enclosed 4 season 80' long porch running almost total 100' length of house, enclosed entrance vestibule (unheated), storage room (wine storage etc.), utility room off garage with stand-up freezer and deep commercial porcelain sink AS WELL AS a Detached Workshop/Garage with power and plumbing (including deep, cast iron sink): 600sq ft with attached 3 season room. Perfect for studio, greenhouse, bunk house, workshop, backyard chickens, storage, etc.

Huge areas of Black professionally installed chain link fencing with security angle toppers for pets (to keep wildlife out)

Just under 15 acres of land including mature, old growth maple tree forested areas with the retired agricultural fields having been planted with 3,700 saplings in 2014 (thirty-seven hundred): Yellow Birch, White Pine, Tamarack, Shagbark Hickory, Red Oak, White Birch, Black Cherry, Honey Locust. Beautiful, private ravine behind house.

Approx. 4.85 acre Lot being severed along east-side so parcel of land staying with house will be approx. ten acres See Henry for details...

Property backs onto Ducks Unlimited land; watercourse running through property empties into D.U.

Far set-back from township road for max privacy amongst mature maple trees.

Driveway privacy double gates on double wide driveway

Many plantings around house and shop with truck loads of organic soil amendments/mulch including fruit trees, ornamental shrubs, flowering shrubs, perennials, bulbs, flowering vines, ornamental grasses, dwarf pines, trees trained into standards, specimens (ie: Ginkgo Biloba trees, Katsura tree etc.)

Underground power from road (no ugly power poles on property marring the views)

Majority of construction over & above code. For example: LVL extended into Living/Dining Rooms (well beyond engineer code); Lag bolts through frame into slab at

triple the interval required by code; ENTIRE roof on both main house and shop have plywood sheathing AND ice shield; etc.

8 tonnes of Triple-Pane, Black Metal Exterior, Jeld-Wen windows – 98% crank open (even the ones located at double height)

General full coverage surge protection for whole home and detached workshop

20,000kw Generac generator with auto switchover

Insulation: Below Grade = 3 layers of 2" Silverboard (6" total = R-30); Attic R-70; INTERIOR walls sound insulation 6" Roxul; exterior walls 2x6 framing with Roxul between then more Silverboard on exterior

Custom steel roofing system with heating cables and snow guards

Custom 6" commercial eavestrough system

Custom drywall finish around all windows & doors for minimalist finish + to make nature views out windows the focus

Zero maintenance Custom corrugated, powder-coated, steel exterior (maintenance free) with Fusion Stone (steel bracket & screw system)

Factory painted TruTech Exterior Doors (+ between house & porch & vestibule)

Video doorbell

Larson Storm/Screen Doors on Laundry porch and both ends of long porch

Exterior underground temperature control system for water lines to both detached Workshop/Garage and well

In-line auxiliary water line heating from hot water heater in utility room to both main washrooms so no wait time for hot water/shower

Massive amounts of hard-wired exterior lighting: flood, dusk to dawn, motion and landscaping

Balcony off laundry room

Radiant in-floor heated concrete floors

GeoSmart Premium Q geothermal water furnace 6 tonne (custom designed heating/cooling system)

Commercial A/C with overhead exposed ductwork/piping

Modern linear propane F/P 60,000 BTU. Model 6015 HO GS2 with Stainless steel fireback and crushed platinum glass.

2 propane tanks (obscured from view in modern wooden enclosure)

Attached double height garage with walk-thru doors on both sides plus storage loft (finished with drywall/paint – not just left unfinished at insulation/vapour barrier stage)

Modern double pane thermal glass and aluminum commercial Model 521 Series garage doors with industrial grade Liftmaster auto openers (main garage door is massive at 20' W x 10' H; detached workshop/garage door is 12' W x 8' H).

Extensive custom tiling with steel trims in kitchen, laundry room, utility room, cat box/storage room, sunroom to ceiling and all bathrooms (up to & including the shower ceilings)

In-shower lighting and exhaust

Full Schluter shower systems (water tight membrane) with Kohler body jets and handhelds

Washroom heat lamps with hard-wired timers

Elongated and extra high American Standard dual flush loos

Solid wood washroom vanities (soft close drawers) with marble tops

Stand-alone bathtub with floor faucet

Schuler solid wood and metal garage door style custom kitchen cabinets (with extras such as extending corner unit, slide out drawers, soft close drawers etc.)

Lee Valley kitchen cabinet hardware

Legrand undercabinet LED lighting system with integrated USB ports, tablet holders, etc.

MASSIVE Waterfall island with S/S pop-up grounded electrical outlets

Samsung Quartz countertops kitchen with waterfall on island and end of counter

Hard-wired Dimmers on dining room light fixture master bath above tub light fixture

Utility room off main garage with deep porcelain commercial sink

Marble insert above stove in kitchen as well as x2 by tub in master bath

Custom reclaimed antique and vintage solid wood interior doors – one with stained glass and one is heavy duty steel

S/S In-floor pop-up electrical outlets for non-wall furniture layout (2 in main living room/1 in master bedroom)

Industrial ceiling fans

Two XL Krauss farmhouse apron S/S kitchen sinks

Pot filler faucet above stovetop

Krauss faucets throughout

Krauss Minimalist Hotel style Towel Racks/Hand Towel/Tissue holders + towel pegs

Schlage door hardware through-out

Nest smoke detectors x 5 (wifi connected)

All appliances included: LG Fridge (water & ice dispenser), LG oven, LG dishwasher, bar beverage fridge, S/S low profile hood range, microwave, stand-up Kenmore Elite deep freezer in utility room

Also included: Water softener (owned); Water heaters x 2 (owned & one is dedicated to the furnace); both flat panel ceramic wall heaters in enclosed porch in main house; solid brass curtain tie backs in Dark Teal bedroom (from an antique store in France) and window coverings, Bell satellite dish, clothesline on balcony with 5x5 cemented in pressure treated post

Exclusions: Untreated wood/Metal mesh Aviary in main house long porch; vintage wrought iron candelabra in main house long porch; antique cabinets above toilets in master & guest baths; flamingo mirrors above sinks in master bath; vintage mirrors above sinks in guest bath; porthole mirror/cabinet above powder room sink; flat panel ceramic heater in shop – however please note that we are negotiable on the foregoing exclusions including some furniture pieces as well such as the MASSIVE mid-century Italian sideboard in the living room, the vintage European stand-alone wardrobes in 2nd & 3rd bedrooms, etc...

Hydro ranges from approx. \$200-\$600/mo (& we are not stingy with the AC or heat – keep it at 65°F in summer & 75°F in winter – that includes the detached garage/workshop as well).

Annual property tax: \$6,500.