

# WELCOME TO

## 39 PRELUDE LAKE MAIN

### \$895,000

**SHANE BENNETT**  
WORK 867.669.2105  
CELL 867.446.1622



### ROOM SIZES

Living Room 19.9 X 11.3	Dining Room 15.10 X 14.1	Kitchen 12.6 X 23.8	Office 7.1 X 10.8		<b>BATHS</b>	1 Full
Primary Bedroom 12.5 X 14.9	Bedroom 12.4 X 14.9	Loft 20.9 X 15.8			Storage	Basement Full Basement (Unfinished)
Basement 41.8 X 45.11				Make: Model: Serial #:	Foyer / Entry	Deck Surround Decking

### HEAT

### INSULATION

### BUILDING

### LOT

Type OIL/HW/INFLOOR	Ceiling: R 40	Sq. Ft. 1661	Lot Size 15000
Annual Cost	Walls: R Logs	Age 2017	Garage
Litres Over Last 12 Mo. 2103 L	Floor: R Logs	Lot 39    Block    Plan 435	Parking Up to 5 Vehicles Paved
	Skirting: R	Unit	

### SPECIAL FEATURES /FURNISHINGS:

This custom-made log home, on titled property, is located in a low traffic neighbourhood at Prelude Lake Main. It has 2 bedrooms plus a loft, and 1 bathroom. You are within walking distance to the largest lake and developed park on the Ingraham Trail, so you have the convenience of boating and trails nearby. This fully fenced home's beautifully landscaped front yard, features a stonemasonry designed firepit with tarp teepee, and a paved driveway that can fit up to five motor vehicles. The covered East deck is a great place to relax on a hot afternoon. On a sunny March day, you can warm up on the cozy South facing deck. Walk around to the back yard and you will see a sizeable woodshed that can hold up to six cords. You will also find two sheds for storage, and a new shed, housing the new fully automated power system. There is plenty of open space for your recreational toys.

As you enter the home, you will be stunned by the many high-end finishings and immaculate condition of the vaulted ceiling interior. You are immediately drawn to a chef's kitchen with its large space for two people to comfortably prepare and cook food simultaneously, along with cherry cabinetry, under and over cabinet lighting, quartz countertops, and several deep drawers and cupboards. Off the kitchen, the study/computer room is a cozy reading and workspace. The living room's focal point is a floor to ceiling locally sourced stone fireplace, housing a Quadra-Fire 7100 high efficiency wood burning fireplace, which makes this a warm and inviting space to relax. In addition, in-floor heating creates comfortably warm floors in the winter. The laundry/mud room is great extra space that you can use to access the back yard as well. The spacious bathroom has a soaker tub, a one-of-a-kind tub surround design, and quartz countertops with cherry cabinetry. Underneath the home, there is a fully heated basement with concrete floor and walls made from insulated concrete forms. If you are looking to embrace the outdoors and still have the luxuries of city living, then call or text Shane at (867) 446-1622 for more details!

Metal roof, triple glazed argon-filled windows, bedroom barn closet doors, oil boiler, and wood fireplace for heating.

**Price Includes:** Stainless steel fridge and propane stove, washer and dryer, armoire in Master Bedroom, all window coverings, power generator, battery bank, solar panels and controllers.

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### FOUNDATION

Insulated Concrete

### PROPERTY TAXES

Amount/yr	\$1537.37	2024
Tenure	Fee Simple	
Fees		
Area	Prelude Lake Main	

# 39 Prelude Lake Main

## Additional Features and Upgrades

### POWER SYSTEM (Diesel Oil - November 2022)

- Isuzu 13000-Watt Generator
- 8 Panel Pole Mount Solar Kit with 8 X 355-watt solar modules, top of pole mount, in front yard
- Sol-Ark-8K-P Hybrid Inverter
- 4 - 48V100Ah LiFePO4 3U Lithium Battery with remote control

### HEATING SYSTEM

- Oil-fired Buderus Logan G115 Boiler for In-floor Heating
- Boiler is in basement as well as HRV and on-demand Hot Water Heater
- Built-in Woodstove/Fireplace upstairs. (approx. 3 cords of wood/year)

### WATER & SEWER

- Rheem propane fired on-demand hot water heater.
- Grundfos Water Pump
- 1500 gal. Water Tanks
- (Water is pumped from the lake, but you can have water delivered)
- Septic system – septic tank drains into a septic field. No pump-out required.

### PROPANE (277 litres/year – 2 -- 450 litre pigs on side of house)

- Propane is used for the Kitchen Cookstove, Dryer, Hot Water Heater and Barbecue

SCALE: 1" = 5'  
DATE: NOV. 2015  
DRAWN BY: MARK DEAGLE



