

71033 Bluewater Highway, Grand Bend, ON – AG4 Zoning

Owner notes on construction / building details

Unique Property For Sale by Owner

Immaculately kept ranch home with walk-out basement. Custom built by Oke Woodsmith in 1996.

1640 Sq. Ft main floor

1540 Sq. Ft. lower level

HOUSE

2 levels fully finished with walk-out basement

FormLite Foundation R40 value

In floor heating in basement and garage

Pella windows (low E glass) with built in blinds on main floor

Oak trim throughout main floor and most of lower level (painted trim in bedrooms and bathroom)

Custom window treatments

Wooden blinds in lower level great room

Main Floor

Ceramic tile at side entrance with oversized double door, lighted closet

Main floor laundry with tub

2 pce. Bathroom

Hardwood floors - hall, kitchen and great room

12' vaulted ceilings - great room and bedroom

Open concept kitchen/great room

Custom kitchen includes

 Raised bar with 4 matching Oak swivel bar stools.

 Built in Jenn Air cook top with recessed exhaust fan. Custom cover for cook top to give extra entertaining space when not in use.

 Built in top of the line appliances including trash compactor.

 Garburator.

 Lazy Susan.

 Custom pantry.

 Vermont Castings fireplace and oak mantel.

Sliding Pella patio doors with built in blinds open onto concrete patio with glass enclosure.

Great room includes 70" 4K TV with surround sound Klipsch speakers, BluRay DVD player, Denon Amp and cabinet. (\$9000.00 pkg.)

Huge master bedroom.

Large Ensuite. Spacious walk in closet has metal racking and shelves. 1 piece shower with built in seat.

Separate corner Jacuzzi jetted tub.

Vanity with separate make-up counter and drawers.

Oversized stairway to fully finished walk out basement. (built to accommodate power chair or can be converted to have an elevator installed.)

Lower Level

Full kitchen with raised bar & built in appliances.

Stainless 2 door fridge, cook top, convection microwave, dishwasher, trash compactor.

Dining area / great room.

Double doors with built in blinds open to custom patio.

Large windows with deep oak frame.

No posts, no beams, no bulk heads in basement.

In floor heating.

Commercial grad linoleum with hardwood design in kitchen, living, dining rooms.
Storage under the stairs.
Oversized bedroom with walk in closet (wire racking)
3 pce. Bathroom with shower/tub with sliding mirrored doors.
2nd bedroom with closet.
Furnace room with high efficiency furnace.
Large cold room with Central Vac.
Storage room (full length of upper hallway)

SHOP

Garage

2 car garage with in floor heat. 24' x 24' - 2 doors with new wall mounted garage door openers.
4 post car hoist.
3 car capacity.
Floor drains.
Hot & cold water taps.

Professional Shops

32 x 32 - 2 bays
 - 2 post rotary 7000 lb. hoist
 - floors drains
 - radiant heat
 - work benches

30 x 50 - RV bay
 - in floor heat
 - compressor
 - hot water heater - commercial grade shelving

The shops were completely upgraded in 2015. New doors, electrical, lighting and heating.

Garden/Utility Shed:

10 x 20 - attached behind 2 bay shop. Double doors.
Shops and garden/utility shed are steel construction in & out. Poured foundations.
There is a gravel pad beside the 2 bay shop.

Property in General

.86 of an acre. Zoned AG4 Home Occupation / Home Industry - many permitted uses.
Surrounded by NE1 which is Natural Environment. No immediate neighbours. Creek and waterfall. Lots of privacy.
Professionally landscaped including patio and rock garden.
Numerous shrubs and mature trees.
Complete inground sprinkler system.
20kw standby generator. Never be left in the dark again.
State of the Art alarm with glass break, smoke & carbon monoxide detectors and cameras.
Massive concrete laneway & pad.
Well maintained property. Winner of Trillium Award for gardens.
Numerous recent upgrades - new 30 yr. roof, new garage doors with silent openers on house. New garage doors on shop.
All appliances top of the line. Bosch, GE profile.
No chip board or green wood in the construction. Special Form Lite foundation with R40 value.
Over 50 recessed pot lights.

Poured concrete patios - front & rear. Rear has glass surround.
Central vacuum.
Trash compactors.
Ceiling fans - living, office/bedroom and master bedroom.
Bedrooms have Berber carpet.
Wirsbo plumbing. Individual lines. All faucets top of the line Moen.
Air exchanger.
Special filtration.
Gas line for barbeque hook up.
2000 lb. safe included.

Possible Uses:

Bed & Breakfast
Parent/In-law suite. (main house can be very easily duplexed)
Small business.
RV storage, car storage in winter - generates income.

Room Dimensions:

Main Floor

Laundry room	5'6" x 9'2"
2 pce. Bathroom	5'6" x 5'4"
Great Groom	28'9" x 22'2"
Bedroom/Office	8'9" x 11'10"
Master Bedroom	15'7" x 14'2"
Ensuite 4 pce	12'8" x 15'5"
Walk-in Closet	6'5" x 7'3"

Finished Basement

Great Room	28'9" x 22'2"
3 pce. Bathroom	8'2" x 7'9"
Bedroom 1	10'5" x 21'6"
Bedroom 2	8'3" x 9'6"
Furnace/Mechanical Room	13'5" x 8'2"
Storage Room	8'4" x 18'9"
Cold Room (potential wine cellar)	3'11" x 21'