

# SPECIFICATIONS

2540 Chimney Lake Road

## MAIN FLOOR

Age: Built 1990 by Hoelzler Construction (great reputation)  
Size: 1486 sq ft main & 1458 sq ft basement floor total 2944 sq ft  
Lot Size: 2.09 acres  
Zoning: CRD - RS  
Taxes: \$2,780.54 (2010) before grants  
Legal: Lot 3 Sec 24 TWP 44 LLD Plan 26815  
PID: 005-000-688  
Water: Drilled Well, Pressure tank, recent water test. Owner shocks well bi annually.  
Sewer: Septic System; Alarmed against failure or power outage. Drain field and sani-dump constructed by Hans Seibert. Sani dump located off edge of flower garden below the deck border. Septic pump in the flower garden pump up to the lawn area.  
Heat: Closed Geo Thermal Loop Lake run with Energy Plenum backup & A/C. 2 HWT. 1 obtains auxiliary heat from Geo Thermal system. Work Shop has a separate chimney flue for possible addition of wood heater.  
Light: 220 AMP service; Energy costs \$117.00 per mo. for heat, light, sewer, water, A/C.  
Construction: 2 x 6 wood frame; vinyl sided  
Foundation: Poured Concrete  
Roof: Asphalt Shingle replaced in August 2008 by Mainline Roofing with IKO Cambridge 30 year shingles; 5" gutters with leaf caps. Chimney has anti downdraught cover  
Kitchen: 7' x 30' Galley style with lots of cupboard space & lake views.  
Nook: 3'6" x 8' 2 over looking deck and lake

Living & Dining: 19' x 21' Great room style with brick fireplace built by Jack Barends with heatilator & Elec. Fan. Parquet flooring runs through living room and hallway.  
Master Bedroom: 11' 6 x 15' with 7'x7' WI closet & 3 pce ensuite. North wall is framed for future window facing west. Access to ceiling via closet.  
Bedroom: 8' 8 x 12' carpeted & large closet  
Bedroom:: 8' 8 x 13' 8 currently set up as a spacious office. Features French Doors & 2 phone lines & beautiful floor to ceiling book shelves  
Main Bath: Jetted tub operated by wall switch. A safety switch is located under the tub. Motor access is found in the hallway.

The information contained herein is provided by the Seller and other sources believed to be reliable. RE/MAX Williams Lake Realty and it's agents make no representation either verbal or otherwise as to the accuracy or correctness of the information contained herein and the buyer is cautioned to make any inquiries necessary to satisfy all questions or concerns.

## LOWER FLOOR

- Laundry: 7' 6 x 10' An outlet on the wall was previously used for a vacuum canister which is now located in the garage
- Hobby Room: 11' 11 x 18' 10 Lake views and hand basin
- TV Room: 9' x 14' 10 with Wood Stove inspected Western Woodheat who added new metal surround and slate platform with catalytic converter for better environment care. Wood Heater is a Federal #260 Model FA264CCL CSA WH 000118
- Sauna: Large with attached shower & 2pce w/c
- Workshop: About 486 sq ft in "L" shape with under deck outdoor access
- Cool Room: 4' 7' x 10' Vented to outside front of home
- Storage Room: 10' x 11' 11 access through workshop
- Garage/Parking: 22' x 26' Attached Double garage, 2 door openers; Open RV; Toy garage
- Features: Telephone jacks are located in the kitchen, master bedroom, TV room and workshop  
All interior and some interior doors are 36" wide for Wheel Chair access.  
Stairwell is 33" wide at it's narrowest with a low 61/2" rise making comfortable climbing for anyone.  
Large side/back deck will require surface replacement within a few years it features safety glass railings and a gently sloping ramp making easy access to anyone.  
A white vertical tube under the deck holds a shut off for water to the garden.  
Outhouse for those who can't wait; Large wood shed for evening campfires.  
TV access is located near the chimney with main connection in the TV room.  
Other connections are in the living room and master bedroom.  
Basement level has 6 floor drains in the event there is ever a leak – none yet!  
New skylight over the stairwell has heat tape that plugs in at ramp corner of home  
Broadband internet service is used in the home  
Blinds are metal Levelor  
Custom built cabinets line either side of the fireplace.
- Dock: This is a 3 section floating dock. When placed in the water each spring the 3 sections are tied together with fitted metal rods for stability. In need of some repairs this year.
- Upper field: A snow fence & posts are in the Toy garage

The information contained herein is provided by the Seller and other sources believed to be reliable. RE/MAX Williams Lake Realty and it's agents make no representation either verbal or otherwise as to the accuracy or correctness of the information contained herein and the buyer is cautioned to make any inquiries necessary to satisfy all questions or concerns.