

Welcome to
45 Loon Street,
View Lake




Lake Scugog Waterfront Property!



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	45 Loon St	\$399,900																																																																						
	View Lake, Ontario L0B1K0 X22 --																																																																							
	SPIS: N	Taxes: \$2,995.56/2009																																																																						
Detached 2 1/2 Storey Dir/Cross St: McGill/View Lake Lot: 50X78 Feet Lot Irreg: Waterfront	Fronting On: W Acreage: < .49	Rooms: 6+3 Bedrooms: 4+1 Washrooms: 2 1x5xGround, 1x3x2nd																																																																						
Possession: 30-60 Days/Tba																																																																								
Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Oil Forced Air CAC: N Central Vac: Y Apx Age: 6-15 Apx Sqft: Assessment:	Exterior: Log Drive: Private GarType/Spaces: Carport/2 Parking Spaces: 2 UFFI: No Pool: None Clear View Lake/Pond Level Waterfront	Zoning: Residential Cable TV: N Hydro: Y Gas: A Phone: Y Water: Well Water Supply: Drilled Well Sewers: Tank Spec Desig: Unknown Farm/Agr: Waterfront: Direct Retirement: N Garden Shed																																																																						
Elevator: N Laundry Lev: Lower																																																																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Dimensions (ft)</th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Kitchen</td> <td>Main</td> <td>25.23 x 12.01</td> <td>Eat-In Kitchen</td> <td>W/O To Deck</td> <td>Ceramic Back Splash</td> </tr> <tr> <td>2</td> <td>Great Rm</td> <td>Main</td> <td>17.16 x 15.98</td> <td>Gas Fireplace</td> <td>Wood Floor</td> <td>Vaulted Ceiling</td> </tr> <tr> <td>3</td> <td>2nd Br</td> <td>Main</td> <td>11.68 x 10.50</td> <td>French Doors</td> <td>Closet</td> <td>Window</td> </tr> <tr> <td>4</td> <td>3rd Br</td> <td>Main</td> <td>11.68 x 10.50</td> <td>French Doors</td> <td>Closet</td> <td>Window</td> </tr> <tr> <td>5</td> <td>Master</td> <td>Upper</td> <td>28.51 x 11.78</td> <td>3 Pc Ensuite</td> <td>Cathedral Ceiling</td> <td>His/Hers Closets</td> </tr> <tr> <td>6</td> <td>4th Br</td> <td>Upper</td> <td>25.23 x 12.01</td> <td>Wood Floor</td> <td>Picture Window</td> <td>Closet</td> </tr> <tr> <td>7</td> <td>Rec</td> <td>Bsmt</td> <td>27.43 x 14.73</td> <td>W/O To Water</td> <td>Dry Bar</td> <td>Broadloom</td> </tr> <tr> <td>8</td> <td>5th Br</td> <td>Bsmt</td> <td>18.34 x 17.39</td> <td>Closet</td> <td>Broadloom</td> <td></td> </tr> <tr> <td>9</td> <td>Laundry</td> <td>Bsmt</td> <td>10.83 x 5.91</td> <td>Tile Floor</td> <td>Separate Rm</td> <td></td> </tr> </tbody> </table>	#	Room	Level	Dimensions (ft)				1	Kitchen	Main	25.23 x 12.01	Eat-In Kitchen	W/O To Deck	Ceramic Back Splash	2	Great Rm	Main	17.16 x 15.98	Gas Fireplace	Wood Floor	Vaulted Ceiling	3	2nd Br	Main	11.68 x 10.50	French Doors	Closet	Window	4	3rd Br	Main	11.68 x 10.50	French Doors	Closet	Window	5	Master	Upper	28.51 x 11.78	3 Pc Ensuite	Cathedral Ceiling	His/Hers Closets	6	4th Br	Upper	25.23 x 12.01	Wood Floor	Picture Window	Closet	7	Rec	Bsmt	27.43 x 14.73	W/O To Water	Dry Bar	Broadloom	8	5th Br	Bsmt	18.34 x 17.39	Closet	Broadloom		9	Laundry	Bsmt	10.83 x 5.91	Tile Floor	Separate Rm			
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<p>Waterfront with architecturally designed home in square cut 300 year old cedars with pema chinking + walkout basement + 8' X 12' bunkie + double log carport with upper storage all on a sandy shoreline with 20' of cedar docks. Great room with dramatic 28' ceilings with exposed cedar beams, pine ceiling, skylites & stone fireplace, contemporary rustic kitchen with walkout to 10' X 35' cedar deck with lake & sunset views. 1 main floor bedroom used as a dining room. Large master loft with 16' vaulted ceilings & Euro open-concept bath. Upgraded windows.</p>																																																																								

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One of the most exciting, architecturally designed homes by James Baker Architectural on Lake Scugog. 4 bedrooms, master loft 17X31 and 16 ft ceilings with "his & her" walkin closets. An awesome puddle tub complete with 3pc European open concept bath. A reading room or secondary bedroom leads off this area with a beautiful view of the water. The two main floor bedrooms boast double French door entrances, and offer roomy 12 ½ X 12 ½ living spaces. The wall treatment throughout the main floor offers a warm rustic look with the finish of 300 year old cedars which constantly fill the air with aromas. Pine planked floors adorn the main floor, loft, living and kitchen areas. The main floor bath 6X12 is rustic but elegant with its matching silver/gold bath and light fixtures. The tub and shower has a marine light for evening bathing. The delicious 12X12 eat-in kitchen is contemporary in function and appliances, but ageless in design. The finish on the cabinets, fridge and dishwasher is with 300 year old pines; the light fixture is made from twine to form a globe. We can't forget the view from the double oversized French doors that are tilt and turn and opens onto the 10X35 wrap-around cedar deck. This opening has a sister door in the adjacent great room bringing the outdoors indoors. A beautiful remote controlled stone fireplace centers the great room and kitchen. Its presence is both bold and stunning. Looking up 28 feet into the great room, your eyes will constantly wander the magnificent ceiling with exposed cedar trusses, 4 skylights, pine planked ceiling and a beautiful king post (tree) balancing the centre of the house. The end wall to water and deck not only has 2 French doors but also has a 5X7 ft picture window and a 4 ft port hole. The landscape offers a walkout from the lower level rec room that is finished with broadloom and thick waterproof underpad. A cozy family room with dry bar 16X31 and a 10X10 laundry room that is bright with lots of room. This brings us to the forth bedroom, office or den. There are also 2 sets of double doors leading to the utility room for easy access to the central vac, water softener, boiler system and hot water tank. The yard offers many goodies. The back yard and main entrance offers a limestone walkway with a flower garden and poodle tree. A double log constructed carport with additional storage in the upper loft. The front yard is your play area. There's a cool tool shed or bunkie 8X12 that is constructed of log and furnished with Dutch doors and wood shutters. A second 10X12 cedar deck over the water side that also leads to the 6X28 cedar dock that is constructed in a way that one can assemble or disassemble on their own.

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Inclusions:

- ☞ All electrical light fixtures
- ☞ Dishwasher
- ☞ Fridge and stove
- ☞ Washer and dryer
- ☞ ADT Security system, camera and tv (Seller pays \$32.00 per month for monitoring for police, fire, etc.)
- ☞ Water softener
- ☞ Satellite dish - Starchoice
- ☞ All window coverings
- ☞ Owned hot water tank
- ☞ Central vac and accessories
- ☞ Approx. 20 feet of dock (majority of dock is 8 feet wide)
- ☞ Reverse osmosis in kitchen
- ☞ Outside bunkie

Exclusions:

- ☞ Stained glass window panel in cathedral window of great room (separate window panel fastened over top of cathedral window)

Rental:

- ☞ 2 propane tanks

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For additional information
please contact:



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