



Gated prime level waterfront in desirable Casa Loma! 4 bedroom walk out rancher.

Beautiful .2 acre property with 70.0 feet of lake frontage. Enjoy the many moods of the lake including sun rise and moon rise, south east sun exposure.

Security gate plus concrete fence creates ultimate privacy.

Kidney shaped heated pool nestled within the mature landscaping, flowering perennials and many roses. Awnings and roll shutters.

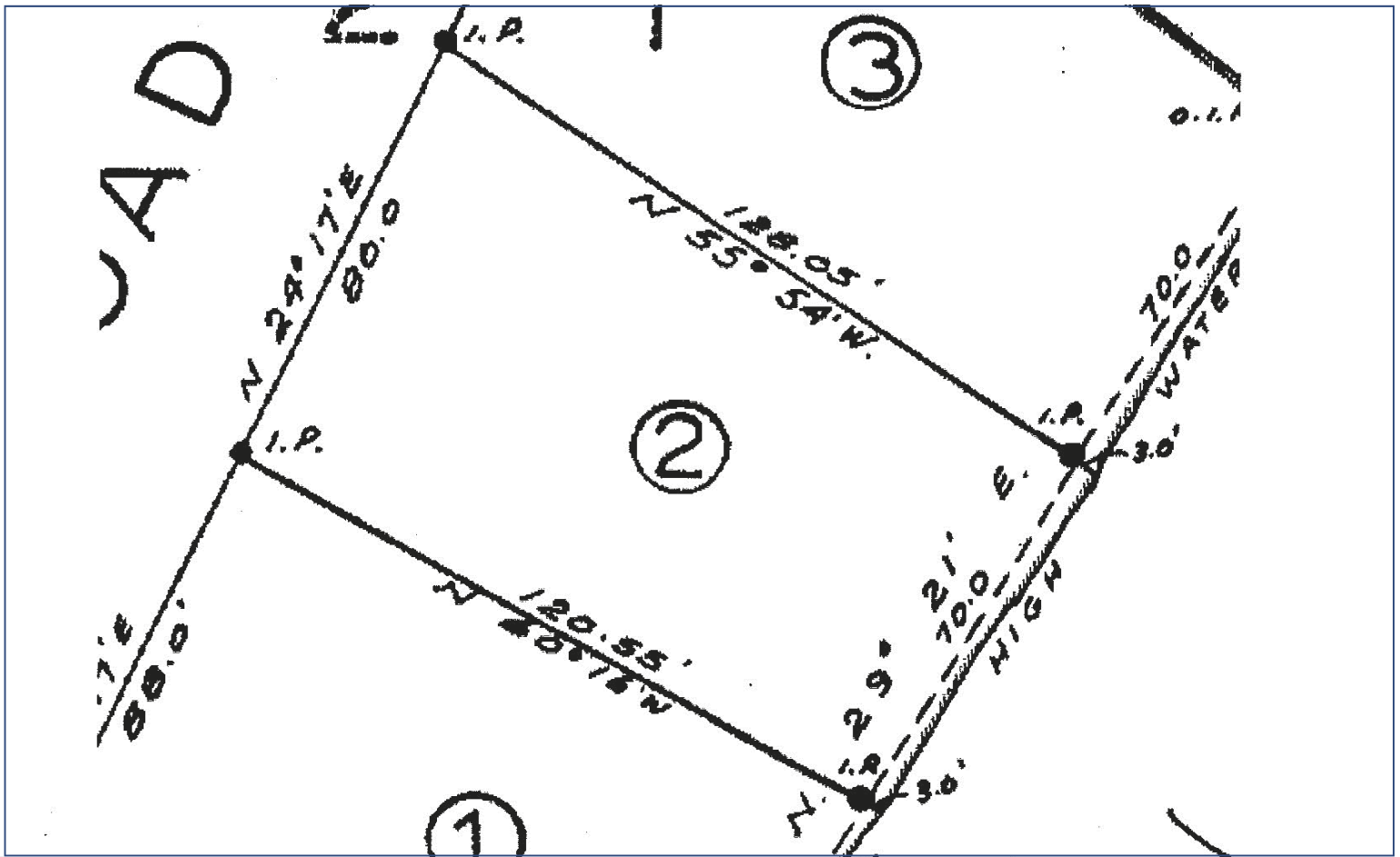
Licensed wharf and sandy beach.

Proudly Presenting

2751 Casa Loma Road



JANE HOFFMAN
GROUP



Features at a glance:

Lot size: 0.219 acres, 80 ft. x 120.55 ft. with 70 ft. of water frontage

Age: Built in 1963, substantially renovated

Finished Area: 2616 sq. ft.

Main: 1583 sq. ft.

Below Main: 1033 sq. ft.

Garage: Attached single, additional parking

Bedrooms: 4

Bathrooms: 3 full bathrooms

Exterior: Stone, Stucco

Roof: Tile

Heating/Cooling: Natural gas forced air, central air conditioning, some rooms with electric heat

Fireplaces: 2 gas fireplaces

Water: Private Utility

Sewer: Connected

Inclusions:

- Maytag washer/dryer
- Kitchen Aid electric stove, refrigerator, Bosch dishwasher
- Upright Frigidaire freezer
- All window coverings
- Stationary headboard in the master bedroom, includes beds

Room Sizes - Main Level

Sunroom: 11 x 7.7

Foyer: 10.6 x 12

Living Room: 18.2 x 13.3

Dining Room: 9 x 10

Kitchen: 12.5 x 9.11

Bathroom - Full: 10 x 6.8

Bedroom: 10.2 x 9.11

Master Bedroom: 14.5 x 16.10

Ensuite Bathroom: Full 3-piece bathroom

Bedroom: 12.6 x 11.6

Room Sizes - Lower Level

Bedroom: 14 x 9

Bathroom: Full Bathroom

Laundry:

Den / Office: 11 x 12.10

Family Room: 21.6 x 12

Storage: 8.2 x 9.9

PLEASE NOTE: Although the information herein is believed to be from reliable sources, prospective buyers should satisfy themselves as to its accuracy. All measurements are approximate.







Detailed Information

Exceptional Features

- Prime level lakeshore in desirable Casa Loma with stunning views of the city and mountains
- .2 acre property with 70 ft. of water frontage
- Secure gated entry, electric with remote control, concrete block fencing creates a peaceful, private oasis
- Beautiful mature landscaping surrounds the pool and patio, lush foliage includes 30 rose bushes, perennials, huge globe cedar plus emerald cedars. The theme is easy maintenance “zeroscape” with an oriental influence
- Lawn area with low retaining wall to the beach, “yellow” magnolia tree
- Kidney shaped heated pool, 8 ft. deep with a diving board, spacious pool terrace, summer and winter cover, liner replaced in 2011
- Stucco exterior with stone facing, artistic window grates on the front windows facing the pool patio
- Tile roof 2002
- Awning at the front sun room, manually controlled
- Awnings at the lakeside of the home on the living room and dining room windows
- Power controlled roll shutters on several windows including the living room, dining room, main floor bedroom, master bedroom and lower level family room
- Lakeside deck off the main living level with glass railing
- Covered patio with access from the lower walk out level
- The rear of the home is faced in flagstone
- Oversized deep single garage with remote opener
- Paved driveway with extra parking and RV/boat parking
- Garden shed
- Licensed wharf, no boat lift, 15 years old
- Hot water tank 2008
- Ultra high efficiency furnace 7 years old approximate
- Energuide rated
- Fire protected safe in lower level
- European door with 4 mechanism locking system

Sun Room Entry

- Sun splashed room adds a cheerful element to entry, also leads to the pool

Dining Room

- Open concept dining area with the living room
- Crystal lead and gold plated chandelier in the dining room
- Sliding glass door gives access to the sun deck, manual controlled roll shutter

Living Room

- Magnificent views of the lake, city and mountains
- Sliding glass door leads to the deck, power controlled roll shutter
- Electric controlled awning over the sliding glass door window area
- Crystal lead and gold plated chandelier and matching wall sconces on either side of the fireplace
- Natural granite gas fireplace with marble mantel

Kitchen

- Ample storage - oak cabinets, granite countertops
- View from the double sinks and work area faces the pool and terrace
- Built in bench seating for **Nook** table

Bathroom

- Spacious 5 piece bathroom, jetted tub/shower combo, 2 sinks, built in medicine cabinet

Bedroom

- Carpet, 2 closets, views the pool area

Bedroom

- View of the lake and mountains
- Carpet, closet

Master Bedroom

- Captivating view of the lake and sun rise and in the evening, sparkling city lights
- Vaulted cedar decked ceiling, ceiling fan, 3 sky lights
- Electric roll shutter
- Sliding glass door to the deck
- Closet with mirrored bypass sliding doors
- Electric heat with wall mount air conditioner

Master Bedroom ensuite

- 3 piece with walk in shower, skylight

Lower Walk Out Level

Family Room

- Natural stone fireplace with gas insert
- Sliding glass door to the covered patio, rear yard and the lake
- Power roll shutter
- Exterior door to the covered patio with a security grill
- Carpet

Bedroom

- View of the lake, roll shutter
- Carpet, electric heat

Den/Office

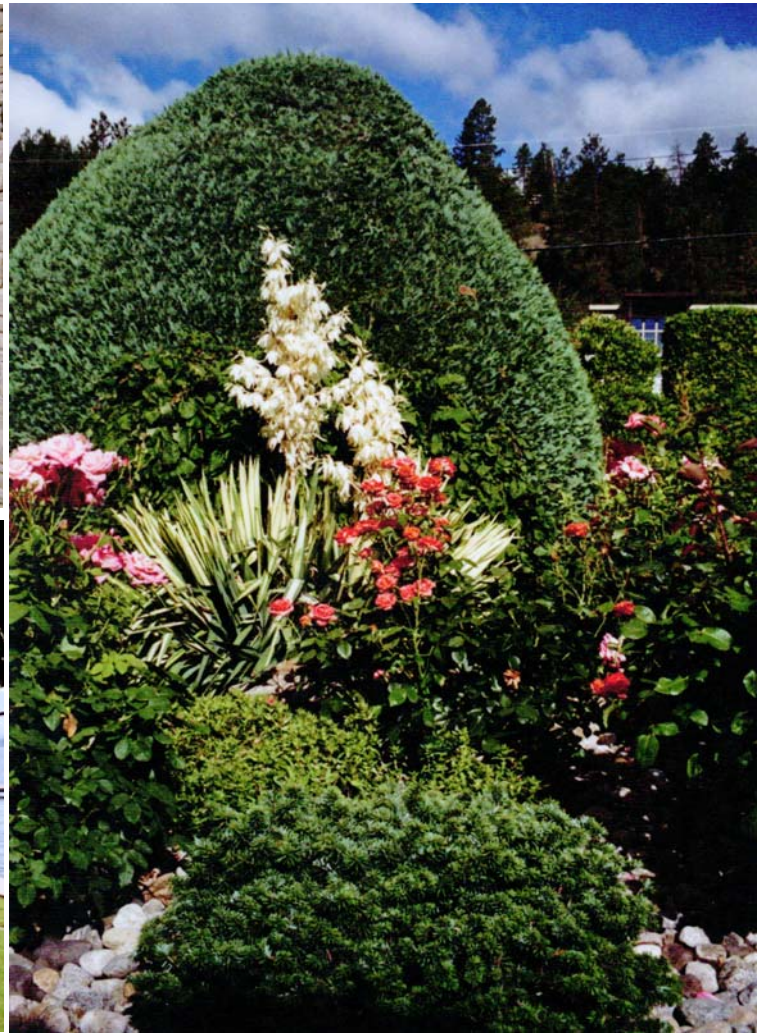
Bathroom

- 3 piece bathroom with walk in shower

Laundry and Utility Room

- With sink





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