


# Big Cedar Point, Lake

## Big Cedar Point, Lake Simcoe

Spectacular custom designed Post and Beam home on Lake Simcoe with 60 ft. of waterfront! Located in the prestigious Big Cedar Point, within walking distance to Big Cedar Golf Course. This 5500 sq. foot home was designed and decorated 8 years ago by a well know decorator. A great home for entertaining, 5 bedrooms, a screened in porch, a garage, and stunning views to the west over the boathouse and dock with long views over the lake.

## Main Floor

**The Front Foyer**
A large steel and glass door welcomes you to the front foyer, with heated stone floors and two large closets, open to the main floor.

**The Kitchen**
The kitchen is very well appointed with a Sub-Zero fridge and freezer and JennAir fridge drawers. A well laid out design offers plenty of storage and useful work stations. A large T shaped island is perfect for entertaining and diners, with a beautiful leathered marble countertop. Sustainable cork flooring is warmed with radiant heat and ideal for high traffic areas. A walk in pantry and a separate bar complete this luxurious kitchen

**The Living Room**

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Bathrooms : 3

Bedrooms : 5

The living room is a continuation of the kitchen, with built in barnboard shelves and a stone floor- to- ceiling fireplace. Both of these rooms have 23 foot cathedral ceilings with whitewashed posts and ceiling beams complemented with shiplap walls. A stunning effect. Large steel windows allow natural light to flood the room allowing for great views over the dock and lake. This room also has radiant floor heat and a walk out to stone terrace.

**The Dining Room**
A panelled ceiling creates an intimate dining room also with shiplap walls and French doors out to the screened-in porch. Both of these rooms enjoy the private views over the lake. This room also can enjoy the warmth of the stone fireplace.

**Bedroom 1 and 2**
These are two large bedrooms, with natural light, maple floors and shiplap walls. Both of these bedrooms share the bathroom that is between them, with a modern floating vanity and glass shower.

## Upper Floor

The upper floor is the private master area. A large sitting area overlooks the dramatic views down to the kitchen and living rooms. The office with numerous built-ins has natural light and can accommodate a large desk. The entire upper level has hardwood floors and radiant floor heat.

**The Master Bedroom Loft and Ensuite**
A peaceful bedroom with a wall-to-wall closet complete with organizers, vaulted ceilings, and French doors opening to the private balcony overlooking the lake.

The spacious bathroom with heated floors, double stone vanity, steam glass shower and a tub is magazine worthy!! This bathroom also has French doors opening to the private balcony.

## Lower Level

A large family room with a gas stone fireplace is the centre of this amazing level, enough room for table hockey or a great place to watch movies with a warm wool carpet underneath. This room opens to the gym area which has an abundance of natural light.

**Bedroom 4**
This bedroom is perfect for children staying over! 8 bunk beds were built around the perimeter of the room, each with their own reading light and ladder for the top bunks! Hardwood flooring and radiant heat.

**Bedroom 5**
A guest room at the end of the hall is perfect for privacy with hardwood flooring and radiant heat .

**Downstairs bathroom**
A roomy bathroom with a modern floating vanity, ceramic floors, glass shower and artistic wallpaper!

## Boathouse

A place for your boat to live with a work area in front, there is a rod iron spiral staircase that leads to the patio on top of the boathouse, perfect for warm summer evenings to enjoy the sunsets.

## Dock

Built in 2006 by Mike Woodrow Construction with a large platform at the end which has a built-in seating area. Steel frame with cedar planks. The shoreline has been landscaped with rocks and vegetation to eliminate erosion as well as a bubbler system to prevent ice build-up and damage.

## Other features

Choice Deck on the floor of the sunroom
UV light and water system
Radiant floor heat on all 3 levels with separate zones
Electric blinds and manual blinds for all windows
Phantom screens on balcony doors and weatherall on sunroom windows
Outdoor built-in Crown Verity gas BBQ
Outdoor shower beside boathouse
Vegetable garden
Alarm system
Garage with peg shelving system
ICF construction
Air conditioning ductwork currently in place
Sustainable building materials and mechanical products used throughout for efficient heating and airflow