

# SOUTHSHORE DRIVE

• Lake Front Luxury •

## ABOUT ME

*I have a \$5 Million Dollar view but you get to have me for \$1.3 Million & I am worth it! High end finishes throughout and a yard most people dream of... I am a must see in person to truly appreciate.*

## THE SPECIFICS

- Built in 2012
- Bungalow + Loft
- 3333 SqFt
- Triple Garage + Garden Garage
- 1.83 Acres
- Lakefront

## ALL IN THE DETAILS

### **Living is easy in this beautiful bungalow**

Bright open floorplan has everything you could want in a home. As you enter through the front doors you are invited into a great room with vaulted ceilings, double sided gas fireplace and an EXPANSIVE view of Lesser Slave Lake.

The Chef's kitchen is complete top of the line MIELE components; with double wall ovens, warming drawer, 5 burner gas cook-top, down draft ventilation system, dishwasher, double door refrigerator and wine fridge. The rich custom cabinetry, granite counter-tops with marble island make this an inspiring room to prepare delicious meals for your family and guests.

Decorative French doors lead to the sun room which is the perfect place for morning coffee, to read your favorite book or to just sit and enjoy the view. The rest of the living space consists of a formal dining, office/den, guest bedroom, 4 piece bath and a luxurious Master Retreat with lake views.

The master suite has a double sided fireplace, walk-in closet with custom shelving and an en-suite fit for royalty. Special touches like heated tile flooring & towel bars, jetted tub, steam shower, decorative sinks, toilet bidet & make-up vanity make this the ideal place to get ready for your day or to unwind.

The balance of the main floor is made up of a generous sized laundry room with lake views, steam washer/dryer, granite counter-tops, jetted laundry tub and custom cabinetry. Last is the spacious back entry with two large closets and access to the outside, the over-sized triple garage and the GUEST LOFT!

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### **Loft Space perfect for your guests**

Above the 3 car garage you will find 910 SqFt of loft living for your guest or a second living space. With a floor to ceiling stone double sided gas fire place, wet bar rough-in, luxury bathroom and patio with lake views your guests will never want to leave. The bathroom has heated floors with designer tiles, claw foot tub, heated towel racks, double vanity and steam shower.

### **Heated Oversized Triple Car Garage with attached Toy Garage**

Garage fit for a KING... heated over-sized triple garage with custom cabinetry, and a large toy garage attached leaves nothing to be desired.

### **Control4 System**

Computer controlled audio/visual/security system. 9 zones for audio each individually controlled. Includes 60" wide screen TV in living room, 40" TV in Loft living room & 26" in loft bedroom area. Outdoor lighting and living room are controlled by Control4 System

### **Mechanical System**

Two furnaces, 75 gallon hot water tank, electronic air filtration system on both furnances & additional furnances in the garage.



## PREMIUM FINISHING

Stone counter-tops \$66,700

Cabinetry \$38,500

Appliances \$37,800

Bath Fixtures \$29,900

Sound/lighting/security \$61,200

Landscaping \$185,900

Greenhouse \$47,500

Outdoor Kitchen \$18,400

Stairway to Lake \$20,000

Lawn Equipment \$14,500

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## OUTDOOR BLISS

### Outdoor Oasis

Step outside to your unobstructed lake views and enjoy from your 3000 SqFt wrap around partially covered deck. Complete with enclosed furniture storage, gas fire pit, outdoor kitchen, large entertainment area & 8 person jacuzzi hot tub.

The extensively landscaped yard with integrated watering system, an abundance of perennials, surface stairs to access the lake and extensive stone work or just some of the highlights of this executive lake home.

Last but not least grow your own vegetables in the 370 SqFt greenhouse with concrete floors extensive shelving and hanging for the green-thumb in your family.

The Slave Lake Region offers year-round activities for tourists and outdoor enthusiasts including pristine white sand beaches, a challenging 18-hole golf course, and some of the best boating, fishing, and hiking adventures in Alberta. We are "THE FISHING CAPITAL OF ALBERTA" whether its in the summer or winter. Enjoy all the benefits of Lake life right out your front door!



## THE SPECIFICS OF JOHN DEERE

- x540 Tractor
- 48" Snow blower
- 52" mower deck
- Snow Blade
- Pull behind aerator, grass sweep, seed spreader

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