

- 5 bedrooms and office den - All furnished and new
- Price reduced to 950,000.00 (previously \$1,250,000)
- Luxury executive home/cottage on beautiful Remi Lake
- 150' waterfront with small beach
- Large dock with electric boat lift
- 2 acres fully groomed and fenced, flower beds, vegetable garden area and art work.
- Professional high end kitchen with all stainless steel appliances and granite counter top.
- Finished basement c/w cold room for wine cellar and canning storage.
- Heated triple car garage, with attached woodworking shop, RV or helicopter storage garage 16'x40' with chain operated overhead door 12'x4' door. Two other doors for toy storage. All keyless entry doors.
- Deeded property connecting to 35 km of nature trails & large volumes of unrestricted ATV trails (Crown land)
- Close access to TOP A Snowmobile trails
- Ownership of lakefront road allowance
- Plans and permits to construct Float Plane ramp
- Plenty of cleared area to land Helicopters
- Paved Highway 581 well maintained by Ministry of Transportation
- Garbage pickup by Municipality of Moonbeam
- 9-hole Golf Course in Moonbeam
- Grocery Store, Post Office, Liquor and Beer Store
- 20 Kilometers from Kapuskasing
- Municipal Airport, Fire Hall Protection, School Bus Services

**Basement:**

- o 60" freezer - Frigidaire
- o Top loading washer dryer - LG
- o 40" Panasonic flat screen TV
- o Central vacuum
- o Pellet stove
- o Chairs and tables

**Master Bedroom:**

- o Wall safe in closet
- o Craftmatic beds C/W linens
- o Dresser custom built
- o Window roll up blinds
- o Decorations, plants
- o Persian area rug

**En-suite bath:**

Three piece, shower with marble walls, frameless glass doors, glass bowl sink, Kohler toilet & marble tile floors.

**Main Bathroom:**

Modern three-piece marble shower with frameless glass doors, vanity style sink and Koehler toilet & marble tile flooring.

**Living Room:**

- o Love seat in front of fireplace
- o 60" Sharp Flat Screen TV
- o Bose sound system
- o Bar fridge
- o Two lazy boy recliners
- o One couch recliner
- o One rocker glider
- o Three coffee tables
- o Area rug
- o Window rollup blinds
- o Art work, Carvings and pictures

**Dinning Room:**

- o Custom made wood dining table
- o 6 handmade leather captain chairs
- o Wall artwork
- o Custom made china cabinet

**Kitchen:**

- o 5 bar type handmade leather captain style stools
- o 48" Sub Zero side by side fridge/freezer
- o 36" Wolf electric cooktop
- o 36" Wolf electric oven
- o Heavy duty custom made stainless steel exhaust fan with variable speed
- o Exterior motor and blower (restaurant type)
- o Viking garbage compactor
- o Asko dishwasher
- o All cutlery, pots and pans and dishes
- o Wall pictures
- o Window roll up blinds

**Spare Bedroom/ Study:**

- o New sofa bed
- o Wall library
- o Desk
- o Mac large screen computer
- o Router TP link
- o Printer
- o Two 2-drawers filing cabinets
- o Equipment documents, shop drawings
- o Office Chair

**Great Room:**

- o Separate entrance and rear access to Lake side patio
- o Bathroom shower and steam bath
- o Infrared sauna
- o Dinning / craft table c/w 6 chairs-refinished
- o 120" theater screen and sound system
- o Storage cabinet - cedar lined
- o Small table and mirror
- o All window roll ups
- o Library
- o Cork Flooring
- o In-floor Heating
- o Large Persian area rug
- o Oriental vase and glass top

This area also has 3 new bedrooms added in 2019

All furnished (New)

**Exercise Room:**

- o Tread Mill - Pace Master Pro Plus
- o Total Body Vibrator - Der Triumph

All Closets Cedar Lined

**Mechanical:**

- o 12 KVA Generac gen set hard wired
- o Symphony air to air heat exchanger
- o Twin Mini Split a/c with heat pump
- o Central air filter Merv 11
- o Culligan Water Softener
- o Culligan Reverse osmosis
- o Central vac
- o Myers Duplex Sewer lift pump system c/w level alarms
- o 5" diameter drilled well 300' in Granite
- o Approved septic system
- o Keyless entry on all doors
- o One Nest camera
- o Triple glazed windows with Low-E and Argon filled
- o Roltec electric awnings on S W facing windows c/w wind sensor for automatic retract
- o 60 gal electric water tank
- o Main house heated with Ecotherm wall rads
- o Pellet stove in basement

**Outside Amenities:**

- o Stainless steel water slide
- o Two stainless steel ladders to dock
- o Diving board
- o Large decks
- o Water Fall
- o Lawn and sprinkler water system from lake
- o Large stone sculptures
- o 2,000L gasoline tank c/w electric pump remotely controlled from top garage to fuel cars and ATVs, snowmobiles and at boat house to fill watercraft & boats
- o Paving stone driveway
- o Pressure treat wood sidewalks and decks throughout
- o Wood burning fire pit
- o BBQ propane
- o Boat house with large deck on top for a clear unobstructed view of lake in all directions. Excellent for entertaining, star gazing & sunset viewing
- o Raised bed vegetable garden
- o Patio tables chairs and umbrellas.

**Outside Buildings**

- o 12' x 32' gazebo
- o Propane fireplace
- o Cupboards
- o Bar fridge
- o Fiberglass dining table c/w 8 chairs
- o Flat Screen TV
- o Sat dish

**Guest Houses (x2):**

- o 12' x 21-6"
- o 12' x 24-6"
- o Insulated, electric heat
- o Two twin beds in each c/w linens
- o One dresser in each
- o One Dinning table and chairs in each
- o One only Bar fridge
- o One flat screen TV
- o Sat Dish
- o New cupboards
- o Potable water from house well
- o Window blinds

**Washrooms:**

- o 9'6" x 9'6"
- o Three-piece - Shower sink and toilet (all new)
- o Electric heat

**Woodworking Shop:**

- o 14' x 24' attached to three car garage
- o All equipment and tooling included

**Three Car Garage:**

- o 26' x 44'
- o Heated
- o Central Vac
- o High Pressure Washer
- o Mechanic tool box loaded with hand tools
- o 1 Heavy Duty battery chargers
- o 48" deck John Deer Lawn mower
- o 40" snow blower attachment
- o John Deer Gator c/w electric dumper
- o Wiper sniper - Gas
- o Leaf blower - Gas
- o Edge Trimmer - Gas
- o All Garden Tools

**RV Garage:**

- o 18' x 40' with 12' x 13' door
- o Sewer dump station inside
- o Potable water fill
- o Lake water to clean

Garden shed: 12' x 32'

Toy Garage: 24' x 32'

Toy garage 14' x 25'

} all attached

**Green House:**

- o 12' x 16'
- o Raised beds

Commuting distance by vehicle from Toronto - 800 km (8-hour drive)

Flying time Porter Airlines: 90 mins. to Timmins

Car drive from Timmins to your home: 90 mins.

**Operating Cost (approx.):**

- o Property Taxes \$10,500
- o Hydro - Light and Heat \$7,500
- o Propane - Garage heat \$2,500
- o Insurance \$6,500

**NOTHING ELSE TO DO  
BUT MOVE IN!**