

## **1. Features of Belwood Estate Living:**

- A neighborhood of larger private lots and custom homes, and while set alongside a lake that affords the tranquility and privacy that country lakeside living brings, the estate home is just minutes away from many major shopping outlets.
- The estate home is well within easy access to all major stores and shops, being just a 10-minute drive to Fergus, or only a 25-minute drive to Orangeville.
- The rear boundary of the Estate borders on the Cataract trail, with immediate backyard access to a network of summertime biking/running and wintertime snow mobile trails that extend hundreds of miles into northern Ontario.
- The estate overlooks Belwood Lake with no other property able to build in front of the Estate home, which affords for summer boating fun, and fishing enjoyment.
- Local boat ramps are immediately nearby for boating/fishing enjoyment on Belwood Lake
- The Belwood Conservation park is also just a 5-minute drive, which provides access to boat launches, docks, gazebos, fire pits and other park family facilities.
- The Grand River flows through Belwood Lake, and onto nearly Elora Gorge.

## **2. Construction Details, the 'Bones' & original Design**

- The Amalia Estate home was the home of the original Developer/Builder of the Amalia neighborhood.
- The Estate property incorporates a large 2.5 acre lot with extensive landscaping, quality stone and interlock details, mature trees, a large pond / stone surround, with multiple outside living spaces.
- Over a hundred trucks of stone were apparently brought to the property to support the large footprint for the estate home and the surrounding landscaping / drainage.
- The estate home was designed as a custom executive ranch Bungalow living with 18' to 21' ceilings spanning the entire 145' length of the estate home.
- The Estate home measures 145' across the back, and 90' from back to end of the three vehicle bay garage, lots of room for parking daily vehicles indoors.
- The paved driveway in front of the garage can easily accommodate 8 or so cars from visiting family/guests, plus the gravel road extending around to the pool wing can easily accommodate another 8 or more vehicles.
- Based on chats with the local Building Department, the large lot can also easily afford another large 30' x 50' additional garage for more toys, or even larger if so desired by a future buyer/owner.

### 3. **Luxury Details / Features:**

- The Estate home consists of a total living space of 9,202 sq. ft. of custom finished luxury living.
- The main/upper level has some 4,010 sq. ft. of custom ranch Bungalow living with expansive 18' to 21' high peaked ceilings spanning the entire 145' length of the estate home.
- The Estate home also has another 5,192 sq. ft. of custom finished living & lower walk out, with 9' to 11' foot ceilings spanning the entire custom luxury living space.
- The rear lakeside of the Estate home expands out with six walkout entry points into multiple exterior living areas for optimum summer enjoyment and entertainment.
- The rear outside living space boasts of two large weatherproof decks, and extensive interlock stonework spanning the entire 145' of the Estate home.
- Both deck living spaces have been designed and waterproof constructed so as to allow exterior living enjoyment and BBQ entertainment, while sitting of the rain under either deck spaces.
- The Estate home incorporates a custom 30'x 50' interior pool wing, complete with a 16'x 32' heated pool, sauna, hot tub and separate his/hers showering/dressing areas, for year round swimming and maximum relaxation anytime of the year.
- The Estate home has been designed to incorporate a custom designed 18' x 30' chef's kitchen, complete with high end Wolf appliances throughout; Subzero fridge/freezer/wine cooler, Wolf steam and regular ovens, Wolf six burner gas cooktop with grille plate, etc.
- The Estate home also has a complete lower level guest suite with a second custom-built kitchen so as to allow for the privacy of visiting family and guests, if so desired.
- The Estate home affords six large bedrooms, easily allowing king size beds for maximum comfort of the entire family, and visiting guests.
- The Estate home incorporates six full bathrooms, including seven showers, one regular tub, and soaker tub master retreat for everyone's privacy and relaxation while visiting.
- Custom heating and air conditioning system affords four separate air zones, as well as three separate floor-heating zones, so as to ensure the same air comfort throughout the entire 9,202 sq. ft. estate home.
- Custom pool wing heating equipment, Dehumidifier, and pool salt system equipment ensures desired higher temperature conditions for the pool wing air, as well as optimum pool water temperature and humidity control, all separate from other wings of the estate home.
- A 35Kw Cummins automatic emergency generator is capable of providing electrical power to the entire estate home, is powered by propane from a tank large enough for two weeks or more of uninterrupted enjoyment in the event of a power failure.

4. **Renovations / Upgrades:**

- Although constructed in 1988, the entire interior / exterior of the Estate home has undergone extensive renovations, most all within the last three to five years, with most everything being new.
- New custom designed chef's kitchen, with separate custom-built pantry area.
- New Brazilian cherry hardwood and large format tile work flooring throughout.
- New waterproof decks and interlock stonework
- Complete new exterior high efficiency krypton filled window glazing.
- Custom hand plaster crown moldings, textured ceilings, solid wood doors, custom trim and window architrave moldings throughout the entire estate home.
- Custom build shelving in all bedroom closets, and custom master ensuite dressing area, and chef's pantry custom shelving and solid wood lacquered countertops.
- New geothermal heat pump equipment and system, complete with 14 drilled wells for optimum benefit in heating / cooling efficiency, while providing a small footprint closed loop heating system.
- The entire 3,500 sq. ft. of custom lower level walk out has been designed with three separate zones of in-floor heating to afford ideal temperature control / feeling, even in bare feet.
- Most of all rainwater downspouts surrounding the entire roof and decks of the Estate home have been trenched and piped in order to direct rainwater to the rear pond / fountain, providing environmental and efficient reuse of rainwater.
- A new generator, propane tank and automatic transfer equipment, with ability to feed the entire Estate home.
- All new top quality pool equipment; complete retiling of entire pool area with slip resistant tiles, of high quality.

5. **Renovation cost analysis:**

- Chef's Kitchen at \$250,000.
- New laundry room cabinetry tiling - \$25,000,
- Master ensuite, bath and closet areas; \$ 60,000.
- Six new bathrooms/showers, all completely renovated - \$85,000
- New tiling / Brazilian cherry flooring, painting, of complete upper level - \$120,000.
- All new high efficiency window glazing – \$65,000
- New heat pumps & system, floor heating, drilled wells - \$140,000.
- New lower kitchen, commercial grade laminate and painting through entire walk out level - \$75,000.
- New custom trim, solid doors, architrave moldings throughout - \$125,000.
- New exterior decks, interlock, stonework - \$135,000.
- New propane generator, automatic transfer switch and electrical cabling, and propane tank; \$55,000.

- New pool wing dehumidification equipment, new pool salt system, new hot tub, new tiling throughout, handrails, new blinds; \$ 75,000.
- New California shutters throughout; \$30,000.
- New front solarium entrance, new solarium ensuite aluminum / window glazing, new skylight blinds; \$40,000.
- Catch basin and drainage system, concrete apron at garage, with piping surrounding entire estate home so as to direct rainwater to the rear pond; \$30,000.
- Total of above renovation upgrades; (considering home owner is a P.Eng Executive Builder), breaking down the work into multiple trades, negotiating contracts, overseeing and managing all work for a quality custom build; \$1,300,000.

*\*\* Please note that above costs & measurements mentioned are estimates & to the best of the Sellers knowledge. Buyer should take own due diligence in order to maximize the accuracy. \*\**