
3 BASSWOOD DRIVE

WASAGA BEACH, ON

LIST OF FEATURES & UPGRADES

INTERIOR

SYSTEMS:

- ★ Town water
- ★ Septic with alarm
- ★ Sprinkler system with booster pump
- ★ 200 amp service with breaker panel, copper wiring
- ★ Security system
- ★ Central vacuum includes 6 outlets and toe kick under kitchen cabinets
- ★ Carbon monoxide/smoke detectors hardwired
- ★ Central air conditioning
- ★ *Lifebreath* HRV in all bathrooms, kitchen, laundry
- ★ Humidifier
- ★ *Carrier* gas forced air furnace
- ★ 50 gallon gas water tank

INTERIOR UPGRADES:

- ★ Nine foot ceilings on main floor and basement
- ★ Large casement windows (maintenance-free thermal pane) except where fixed glass
- ★ 5/8" T&G plywood floors on main level glued and screwed to engineered joists
- ★ Oak staircase with oak handrail, stringers, oak nosing and spindles

LIST OF IMPROVEMENTS

- ★ Wheelchair accessible doors throughout home with lowered switches
- ★ Main floor laundry with access to garage
- ★ Laundry tub, white thermofoil cabinets over w/d
- ★ Porcelain tile throughout home (kitchen, foyer, bathrooms)
- ★ Maple kitchen with raised panel doors in cherry finish, 42" extended upper cabinets, pot and pan drawer, corner upper with glass door, 24" deep cabinet over fridge, Pantry - 24" d x 32"w, 24"d x 16"w, 12"d x 32" w
- ★ Large bright eat-in kitchen has 4 stainless steel appliances in kitchen, gas slide-in range and garburetor
- ★ Kitchen has under counter lighting, glass tile backsplash
- ★ Bevelled mirrors in main floor bathrooms
- ★ Ensuite has linen closet, 5' maple vanity with corian counter, heated floor, *RH* elongated toilet with slow close seat, glass walled shower, *Moentrol* valve, *Rainshower* with handheld spray
- ★ Master bedroom has garden doors on to deck, walk in closet with organizers
- ★ Second bathroom has 4' *corian* counter, white *thermofoil* cabinets, 1 pc *Mirolin* fibreglass soaker/tub with pressure valve, *RH* elongated toilet with slow close seat
- ★ Walnut engineered flooring in distressed finish glued and nailed in halls, dining room and living room with
- ★ Main floor has mahogany plywood subfloor glued and screwed to plywood
- ★ Upgraded trim throughout home, crown moulding, backband trim, 6-1/2" baseboard, 2 Panel arch top doors
- ★ Antique nickel hardware on doors
- ★ Double coffered ceiling in dining room
- ★ California knock-down throughout home

LIST OF IMPROVEMENTS

- ★ Building and Electrical permits with final inspection
- ★ Upgraded gas fireplace with stone surround and hearth, pine mantel
- ★ Large foyer with double closet, ½ cathedral and large fixed architectural specialty window over door
- ★ Cable hook-up in every room
- ★ Ceiling fans in all bedrooms and living areas
- ★ Dining area has lighted 8-1/2' wide built-in cabinet, couch height, glass doors and shelves

BASEMENT:

- ★ Extra large (legal) windows (60" w x 30" h) with upgraded trim
- ★ Subfloor with Delta flooring and plywood throughout, laminate flooring
- ★ Large bedroom with coffered ceiling and semi-ensuite with upgraded shower, heated floor, 4' vanity, linen tower, porcelain tile
- ★ Double-sided gas fireplace with stone surround
- ★ Oak bar (rough-in for plumbing), coffered ceiling, wine rack, mirrors with shelving, switched plug for under-counter
- ★ All closets in basement have automatic lights
- ★ Large mud room with access to garage and storage and double doors into basement
- ★ Wired for surround sound
- ★ Additional storage areas located under stairs, in hallway, off mud room. Storage off mudroom has washer and dryer hookup in basement, laundry tub, window
- ★ Large coat closet in hallway

LIST OF IMPROVEMENTS

GARAGE AND EXTERIOR FEATURES

GARAGE FEATURES:

- ★ 40' x 25' garage interior (1000 sq ft)
- ★ Insulated R40 in ceiling, R12 walls
- ★ Three 8' high x 9' wide maintenance-free insulated garage doors with garage door openers
- ★ One 7' high x 9' wide maintenance-free insulated garage door leading into backyard
- ★ Two steel insulated doors (one in front with design window, one in rear) into garage
- ★ Entrance into basement with steel insulated door
- ★ Entrance into main floor laundry with steel insulated door
- ★ LOTS of garage storage – mezzanine off laundry room, 2 large lofts
- ★ Gas Forced Air Furnace
- ★ Whirly bird

EXTERIOR FEATURES:

- ★ Solid 3/8" plywood roof sheathing
- ★ Foundation wrapped in Delta
- ★ Stone front and vinyl board and batten, brick on bottom (basement)
- ★ Covered front porch with poured concrete porch slab with maintenance free railings
- ★ Switched seasonal lighting receptacle is in the porch soffit
- ★ Gas for BBQ hookup on deck, 1" gas line

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- ★ Steel insulated double front door with design windows
- ★ Paved driveway – approx. 38' wide x 40' deep
- ★ Garden doors off master bedroom and off kitchen
- ★ Large deck with pergola

Questions? Please do not hesitate to contact listing Sales Representative Bruce Johnson of RE/MAX of Wasaga Beach, Inc., Brokerage at 705-429-4500 ext 226 or [Click Here.](#)