

FEATURES OF THE BEACHFRONT CHARACTER ESTATE HOME 1998 ABBOTT STREET

EXTERIOR FEATURES

- Low maintenance perennial landscaping
- Steeply gabled, tile roof
- Brick chimney at each end of the ridge
- Horizontal wood siding
- Multi paned wood sash, double hung windows
- Bay windows
- Curved steps lead to front entrance
- Extensive landscaping including many mature trees
- Continuous, substantial rock wall along the property line and at edge of driveway
- Expansive lawn in front of house
- Pond with stone laid sitting area
- Hot tub
- Double attached garage
- Large stone laid sun patio area
- Shared moorage dock
- Large lawn area
- Sandy beach
- Window boxes
- Lantern style outdoor light fixtures
- Perennial landscaping
- Imported European Sun dial from the 1920's
- Historic Georgian Revival home

COVERED PATIO

- Gas dual sided stone clad fireplace
- 6 Person hot tub
- Jackson Grills built-in BBQ
- Large covered sitting area with fan
- Surround sound
- Mexican tile floor
- Wired for outdoor TV above fireplace
- Dutch door to patio from dining room
- Screen doors

ENTRY

- Polished black marble flooring
- Wood staircase
- Crystal chandelier
- Elegant wood and glass entry door
- Closet

INTERIOR FEATURES

- Beautifully appointed
- Blending of living space outdoors with living space inside
- 7 bedrooms
- 5 fireplaces
- Surround sound in kitchen, dining and great rooms
- Powder room with antique vanity on main floor
- Original hardwood oak flooring
- Full bathroom with claw foot tub on main floor
- Separate 2 bedroom guest/in-law suite
- Fully alarmed

CHEF'S KITCHEN

- Electric 5 burner range
- Built-in hood fan
- Integrated Kitchenaid side by side fridge/freezer
- Kitchenaid Superba double wall oven
- Integrated Kitchenaid side by side fridge/freezer
- Extra GE oven in island
- Large 7ft. Granite island
- Granite tile counters with double sink
- Single faucet with separate spray handle
- Reverse osmosis
- Soap dispenser
- Bosch integrated dishwasher
- Nook with bay window and view to lake
- Butler's pantry with bar fridge, cabinetry and tiled granite counters

PANTRY

- Walk-in
- Fridge/freezer
- Built-in cabinetry
- Exit to patio

DINING ROOM

- Beautiful lake views
- Ornate chandelier
- Built-in display china cabinet
- Wainscoting & coved ceiling

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LIVING ROOM

- View of lake
- Wood burning Fire
- Traditional wood mantle and surround
- Original hardwood oak flooring
- Lots of light
- Built-in cabinetry

GREAT ROOM

- Large windows to encompass lake view
- Vaulted ceiling
- Oak flooring
- Wrap around windows
- Surround sound
- Gas stone clad fireplace with wood mantle
- Built-in cabinetry
- Exit to patio and hot tub
- 1998 addition

SITTING ROOM

- Electric fireplace with brick & wood surround & wood mantle
- 42' TV on swivel arm
- Stone clad feature wall

MASTER BEDROOM AND ENSUITE

- Lake view
- Separate dressing area
- Large walk-in closet
- Soaker jetted tub
- Oak flooring
- Crystal chandelier
- Wood fireplace

LAUNDRY

- Maytag washer and dryer
- Large laundry sink
- Tile floor
- Cabinetry
- Exit to outside
- Additional washer /dryer in suite

2 BEDROOM SELF CONTAINED SUITE

- 2007 addition
- 2 bedrooms
- 2 bathrooms
- Clerestory windows
- Dual sided gas fireplace
- Distressed Walnut hardwood flooring
- Lots of windows with view to lake
- Exit to covered patio
- Double stainless sink with single faucet
- Kitchenaid double drawer dishwasher
- Reverse osmosis
- Granite counters and island
- 4 burner electric stove
- Microwave
- Maytag fridge/freezer with ice maker
- Separate laundry room
- Tromm ultra capacity washer and Dryer
- Tile floor in laundry
- Frigidaire fridge in laundry room
- 4 piece full bathroom
- Soaker tub
- Glass shower with rain shower head and slide hand shower
- Large master ensuite bedroom
- Lots of windows and light
- Ensuite bath fitted with walk-in care bath
- Large walk-in shower with rains shower head and slide hand shower
- Tumbled marble tile

MECHANICAL

- Gas and hot water heating
- Roof A/C and regular forced air A/C