

## **Noteworthy Features of 3286 Barlow Crescent**

Built in 2011

Custom Design

65' frontage by 310' depth

Clean and flat-rock shoreline perfect for boating and swimming

Bamboo flooring

Porcelain tile

Rooftop terrace

Walkout lower level

2<sup>nd</sup> level features loft, access to rooftop terrace and primary bedroom with balcony and ensuite

Lower level features full bath, laundry and flex room which could serve as 3<sup>rd</sup> bedroom or home office

Heated flooring in both bathrooms, body jets in both bathroom showers

Primary Ensuite has in cabinet ironing board and drop down cabinet for hidden storage under sink, plus hidden electrical outlet for electric tooth brush

Lower kitchen cabinets are all pullout drawers

Deep double door pantry with swing out storage and adjustable shelves

Pull out adjustable spice and baking drawers on both sides of oven

In floor electrical outlet in living room to allow for central floor lights or electric piano

Remote operational ceiling fan in loft and outside deck off dining room

Primary bedroom closet has completely adjustable storage for both hanging and drawers.

Very large front closet with both coat and jacket hanging rods with central box storage for accessories with heat and over head lighting

Well lit garage with slate wall and tool cabinets storage.

Roof deck with all season adjustable flooring.

In wall Lighting on roof deck.

Commercial grade windows and exterior materials

New Furnace 2019

New refrigerator 2020

Septic holding tank cleaned 2021

Large 65' deck at the river with sandbox, sit up bar, firepit, lounge area and swinging chairs to relax in. Easy maintenance lawn and garden. Covered bbq area at house.

Solar dock lighting along boardwalk to beach decking.

Eco Flo septic system

Garage water outlet with dedicated softened water.

House lighting can be turned on manually or set to come on automatically.

Dedicated electrical outlet in loft. (previously used for kiln)

Night lights in wall in both bathrooms

Stair lighting to lower level

Front entrance inset display area with mirror and lighting

Under cabinet lighting in kitchen

Slatwall storage in utility room

Hot tub

Well pump (2021)

Garage measures 20' 4" x 20' 4"