

SCANGE TUB SOAKER TUB SOAKER TUB BEDROOM 2 I-R. DR. I-R. DR. GREAT ROOM BELOW GREAT ROOM BELOW

DIMENSIONS

FOOTPRINT	30' 0" x 53' x 0"	Great Room	15' 1" x 20' 2"
LIVING AREA	2,055 SQFT.	Dining Room	14' 0" x 14' $1^{1}/_{2}$ "
		Kitchen	11' 0" x 10' 0"
MAIN FLOOR	1,103 SQFT.	Master Bedroom	13' 8 ¹ / ₂ " x 17' 6 ¹ / ₂ '
SECOND FLOOR	781 SQFT.	Bedroom #2	11' 4" x 17' $5^{1/2}$ "
MUSKOKA ROOM	171 SQFT.	Flex Room/Guest Bedroom	11' 4" x 11 4"
OPEN PORCH	90 SQFT.	Covered Porch #1	17' 9" x 5' 0"
DECK & RAIL	592 SQFT.	Covered Porch #2	9' 0" x 5' 0"
DECK & RAIL MASTER BEDROOM	171 SQFT.	Muskoka Room	14' 3 ¹ / ₂ " x 12' 0"

The Sandfield 'On the Trail'

- Fully furnished & lavishly-appointed
- Exquisite interiors in classic Muskoka style
- 3 bedrooms
- 3 1/2 bathrooms
- Fully equipped, gourmet kitchen with designer cabinets, granite counter tops, island breakfast bar, premium stainless steel appliances, under cabinet lighting
- Dining room that opens to an airy cedar screened Muskoka Room
- Great room with 15' ceiling, magnificent stone fireplace with custom wood mantle and a clear cedar pine ceiling with custom wood trim, expansive window
- Entertainment system, which includes LCD HD television, with satellite DVD/CD player
- Hardwood flooring throughout main living area
- Designer wood trim
- Oak stairs and railings
- Master suite with cathedral ceiling, gas fireplace and walk out to large private deck
- Master ensuite, large granite walk-in shower framed in tempered glass, water closet, two person tub with granite surround, radiant floor heating
- Fine bed and bath linens
- Hgh quality carpet floor coverings in bedrooms
- Slate floor at principal entrance
- Recessed low-voltage lighting
- Laundry room with premium brand washer/ dryer, laundry sink and cabinet
- Hgh-efficiency forced air gas (propane) furnace
- Central air conditioning
- Dedicated HRV system
- Wireless environment

The exterior:

- Cedar siding and custom trim
- Custom energy efficient low 'e' argon filled windows and doors
- Gas barbeque with propane hook-up
- Luxurious cedar screened Muskoka room
- Exterior stone foundation wall
- Architectural 35 year shingles
- Multi-level decking
- Hvdropool 'Serenity' Hot Tub
- Circular fireplace fueled by propane
- Dining 'Al Fresco'
- Professionally designed landscaped areas including walkways and stone features to blend with natural surroundings