



Harvey Kalles Real Estate Ltd. Brokerage

Richard K.C. Ling, Broker
416.809.0909 (Voice, Text) / Mail@RichardKCLing.com

Presents

WatersEdge – Pidgeon Lake

16 Paradise Street, Omemee

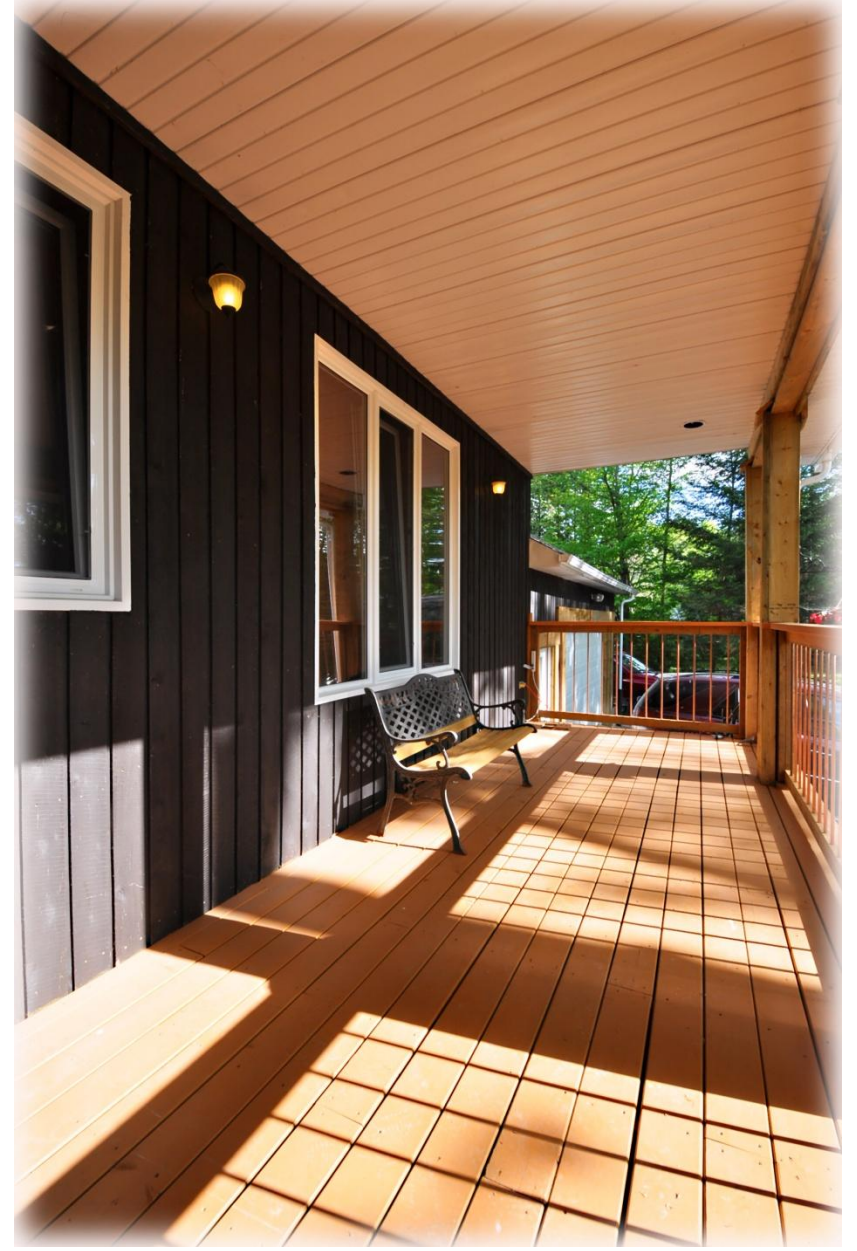
On the Tip of the Peninsula (South Shores)

The Kawarthas































Second Level











Lower Level









Notable Notes

Solid year round custom Cedar Home (1" Thick ~ 8" wide Planks) on 1.27 acres with 425' water frontage on the Trent Severn Waterways (connected to the Great Lakes, no locks). Constructed with top grade material for durability, practicality and function.

Property at Shoreline (~ 100') with an expansive and private back yard.

Cocoon in 3,800 sq.ft. (above grade, plus 1,900 sq.ft. below,) of utmost luxury – slate/pine/porcelain/Japanese Cherry/Maple and Birch/Hemlock floors; vaulted ceiling up to 26', Hemlock Paneled Walls, Pine Paneled Ceilings, Stainless Steele Appliances, Black Granite Counters /Centre Island, Cedar lined Sauna, Cascading Terraces (Front and Back), Solar Exterior Lighting, Fiber Optic High Speed Internet, Arctic Star Outdoor Salt Water Whirlpool Tub with 4xIndividual Controls (sits 7).....+++ Built-in Central Vacuum Ducts.

Ideal for year round living – good public school (bus pick up), private and Catholic Schools, 20 minutes to hospitals; garbage pick-up, mail delivery; or as an occasional Vacation Home.

16' x 20' Floating Dock with 8 Tons Capacity. May build Boat House on previous Footprint (upon specific plans approval).

Oversized Garage (~ 1,000 sq.ft.) with Front (16' Wide) and Back (9' Wide) Doors plus 2 people access doors. 11' Ceiling (Ample for two cars plus boat)

36" Underfooting sitting on double rebar to support thicker walls. Foundation extension to accommodate Stone or Brick Veneer.

Energy Efficient (Hydro ~ \$4,000 annually) – Custom Windows, R24 for Regular Walls, Cathedral Ceilings with Double Layer (!R70) Forced Air Electric 2x 15kw Units. Natural Gas and Cable available.

Water softener – Ecowater Zero Maintenance self cleaning iron and manganese removal system.

Drilled Well ~60'. ¾" Copper Piping Ultra violet and Reverse Osmosis filter systems.

TJI Glued Silent Floor System

Front Terraces

- Pressurized wood non slip treated
- Full Width 50'. Copper Railings

Centre Terrace 10' x 16'

- 5 Solar Copper Top Deck Lights
- 1x Pot light

South Terrace (flanking left) 7' 7.5' x 19' 9"

- 2x Pot Lights
- 2x Wall Sconces

North Terrace (flanking right) 7' 7.5' x 19' 9"

- 2x Pot Lights
- 2x Wall Sconces

Cascading Steps

- 8'x10' first step
- 8' x 5' first step

Foyer 9' 0.25" (2.75) x 17' 2" (5.23)

- Double Door Metal and Stain Glass
- Left Right Light Panels
- Vaulted 22.5'
- 7 Wall Lamps
- Polished Slate Floors
- Stairs to Second Level

Hall Closet 5' (1.53) x 6' (1.82)

- Porcelain Floors
- Built-in Racks and Shelf

Powder Room 6'2" x 5'

- Polished Slate Floors
- Porcelain Wainscoting
- 3 PCs (Shower)
- Window
- Ceiling Lamp
- Wall Lamp

Great Room 20' 1" (6.12) x 28' (8.53)

- Sunken
- Inside Balcony Overhang
- Ceiling Lamp
- 4 Pot Lights
- Vaulted Alpine Ceilings 26'
- Floor-to-Ceiling Window
- Concentric Square Knotty Pine Floors
- 12x Upper Wall Lights
- 12x Directional Upper Wall Lights Projecting to Ceiling 4x Wall Lamps Hemlock Walls

2x Walk-out to Cascading Terraces

- 28x copper Railing Lamps Hanging Mosquito Electric Magnet
- First Level 8'x15' 2x Pot Light and Wall Lamp
- Second Level 50' x 8' (irregular)
- Third Level 17' 7" x 50'
- Hot Tub Platform (Cedar) 12' x 12'.
 - Arctic Star Salt Water Hot tub
 - 4 Person Individual Settings

Kitchen 14' 3" (4.35) x 23' (7.01)

- Polished Slate Floors
- Oversized Kohler Stainless Sink with one touch Stainless Faucet
- Slate Back Splash
- Nexstyle Stainless Hood
- Kenmore Induction Stainless Oven
- Built-in SS (inside and out) Samsung Dishwasher
- Samsung SS Standup Double Sided Fridge auto water dispenser
- Reverse Osmosis Granite Counter Top Custom Oak Cabinets
- Built-in Pantry
 - Centre Island
 - Granite Counter Top Oak Frame
 - SS Bar Tab and Sink
 - Ceiling Light 2x
 - Undermount Lighting
 - Walkout to Cascading Terraces

Dining Room 14' 3" (4.29) x 12' 1" (3.68)

- Hardwood Floor (Japanese Cherry)
- Picture Window
- Chandelier
- 2x Wall Sconces
- Open Arch Access to Kitchen

Family Room 12' 10" (3.91) x 14' 2" (4.32)

- Polished Slate Floors (Earth Colour)
- Ceiling Lamp
- Hemlock Walls and Ceilings
- Double Sliding Doors Walkout
- 4 Wall Sconces

Television/Games Room 22' 2" (6.76) x 12' 11" (3.94)

- Knotty Pine Floors and Ceilings
- Hemlock Walls
- 2x Picture Windows
- Hidden Wiring For Surround Sound

Study 6' (1.82) x 12' 3" (3.73)

- Hardwood (Japanese Cherry) Floors
- Window
- Ceiling Lamp
- Pine Walls and Ceiling

S e c o n d L e v e l

- Staircase: Slate Steps (positioned on fiberglass) and Oak Steps Oak and Iron Railing
- Platform Landing. (Slate - positioned on fiberglass) Overlooks Living Room Hemlock Ceiling 2x Ceiling Lights

Laundry Room 5' 1" (1.55) x 12' 7" (3.84)

- Porcelain Floors
- Ceiling Lamp
- Bosch Washer and Dryer (ultra quiet)

Master Bedroom 14' 1" (4.29) x 28' 5" (8.66)

- 8' ceilings
- Wide Plank Pine Floors with polished Slate
- Alcove (Alpine Ceiling) Pine Paneling and Ceilings
- Picture Windows
- Walkout to Balcony 12' x 8'

Ensuite 14' (4.27) x 18.5' (5.61)

- 5 Piece
- Double Swinging Doors to Ensuite (Built-in Stoppers) Slate Floors and Wainscoting

- 10 jet Jacuzzi Bath
- Picture Window
- Shower
 - Porcelain Tiles
 - Schluter Membrane

Walk-in Closet 13' x 5' 2"

- Porcelain Floors
- Access to Attic

Bedroom No. 2 18' 5" (5.61) x 14' 2" (4.32)

- Irregular with Alcove (Alpine Pine Ceiling)
- Engineered Wood over Hunter Green Pine Floors (Son's Choice)
- Built-in Closet

Bedroom No. 3 18' 5" (5.61) x 14' 2" (4.32)

- Irregular with Alcove (Alpine Pine Ceiling)
- Hard Wood Floors (Maple and Birch)
- Built-in Closet

Bathroom 9' 7" x 10' 1"

- 4 Piece
- Slate Floors and Wainscoting
- Granite Counter

Lower Level 8' Ceilings

Landing

- Porcelain Floors
- Pine Walls

Closet

Cold Room 4' x 9'5" - Concrete Floors

Cedar Sauna (6.5 kilowatts)

- 5' x 7.5'
- Slate Floors
- Built-in Benches 2 Levels
- 2x Wall Lamps
- Under mounted lighting

Anteroom 5' x 4.5'

- Porcelain Floors
- Sink
- 2x Wall Sconce

Gym / Family Room No. 2/ Bedroom No. 4 35' (10.59) x 13' 9" (4.19)

- Ceramic Floors
- Porcelain Wall Pine Top with Lighting Effect
- 4x Wall Lamps
- 15x Pot Lights 4x Electrical
- Double Sockets with individual on wall switches + 12 more double sockets

Bathroom. 4' 9.75" x 12' 4"

- 3 pieces
- Porcelain Floors
- Porcelain and Dry Walls (Schluter Membrane)
- 2 Wall Lights
- 1x Ceiling Potlight

Games Room / Family Room No. 3/Bedroom No. 5 28' (8.53) x 13' 6" (4.11)

- Ceramic a Floors
- Napoleon Wood stove (WETT Certified)
- Pine Ceiling
- 11x Ceiling Pot Lights
- 5x Wall Lamp
- 3x Ceiling Lamps
- 12x Double wall Sockets
- 2x Double Ceiling Sockets
- 1 Triple Double wall socket
- Access to Utility Room
 - Concrete floor
 - Water Filters
 - Kenmore Water softener
 - Ecowater Zero Maintenance iron and magenese (for salt water hot tub)
- Access to Garage

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