

ABOUT THE LAKEHOUSE

1801 Burlywood Trail

INTERIOR FEATURES

FINISHES

-Bespoke Italian millwork by **Scavolini**: kitchen cabinetry, butlers pantry, bathroom vanities & built in closets throughout with in cabinet lighting. **Dekton** kitchen countertops & backsplash by **Cosentino**.

-JennAir integrated appliances + Bosch Dishwasher in kitchen. Whirlpool washer, dryer & a second fridge/freezer in utility room

-Bespoke floor to ceiling Oak doors by TrioDoors imported from Europe

-**Spartherm** wood stove from Germany

-Bathroom faucets & fixtures by **Gingers/ELTE**

-Bathtubs & pedestal sink in WC by **Lusso Stone** imported from the UK

-ELFs from **Flos**, **Light Form**, **Muskoka Living** & **Casa Di Luce**.

-**LeGrand** dimmable light switches throughout

-Vertical grain Hemlock clad ceilings throughout, extending into the the two covered porches and all exterior soffits

-Drywall shadow reveal mouldings throughout

-Dekko concrete wall finishes throughout

HVAC

-HRV System

-Propane Furnace

-A/C

-Propane in floor radiant heat throughout - 4 separately controlled zones; Z1: Primary & Media Room, Z2: Living Space + Half of Bridge, Z3: Other Half of Bridge & Guest Wing, Z4: Slab in crawl space

TECHNOLOGY

-Integrated **Somfy** motorized blinds in all bedrooms & two ensuites

-All off hospitality switch

-Nest & Blink security cameras

-22kw automatic whole home generator

-200 amp service

PLUMBING

-Drilled well

-PEX & Copper Plumbing

-Sediment, Carbon & UV filtration

-2 x Hot Water Tanks

-7,379L concrete septic system, pump chamber, 64 Sq.M filter bed

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EXTERIOR FEATURES

STRUCTURAL

- Concrete slab in crawl space + ICF foundation
- MafcoHouse has established a structural modular building system based on a repeated post and beam grid framing system. Blackwell Engineers developed the structural framing system. The roof, post and beam system was engineered to withstand dead and live loads and facilitate the heavy snowfall in the geographic region. The roof has a slight pitch to shed water. There are no load bearing walls, allowing for expansive walls of windows
- Triple pane windows & doors throughout
- Covered entry porch with skylights
- Covered lake facing porch with skylights & propane fire table
- Four-foot cantilevered roofs above west facing floor-to-ceiling glass walls. The cantilevers shield the high-angle summer sun from penetrating the home while allowing the low winter sun to provide passive heat gain.
- Expansive cedar deck with concealed fastenings
- Electric cedar hot tub
- Custom glass railings
- Propane hook up for BBQ & fire table

In Ontario, it's a requirement to provide an Energy Efficiency Model for homes that exceed a 22 percent glass-to-wall ratio. Building Knowledge Canada modeled the home with high-efficiency glass, high insulation R-values, and efficient HVAC performance. **Pultruded fiberglass window and door frames** were specified for efficiency, and hard-coat low-E glazing was selected for the colder winter when passive solar heating is beneficial.

INSULATION

- BIBS insulation in all exterior walls + ceiling - R50 in ceiling, R32 in walls
- R32 Spray foam insulation in specific areas, including the underside of the suspended portion. All HVAC ducts under the suspended portion are spray foam insulated.
- All plumbing waste pipes under the suspended portion are insulated in a commercial grade fibre glass insulation with heat lines

FINISHES

- Fraserwood & Corrugated Steel Vic West siding
- Custom cut steel fascia, corner caps & window encasements
- LED pot lights

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ABOUT THE PROPERTY

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TRAILS

The property has access to 1200 acres of shared land, complete with trails for endless opportunities to explore untouched nature without ever leaving home. The trails invite quiet exploration, with gentle paths that reveal breathtaking views, mature trees and native flora

HARDSCAPING

-Designed by ROK Landscapes in Port Carling. A cut granite entry patio welcomes you to the home. Multiple lake facing granite patios, steps and landings lead you effortlessly from the main deck to the lake

SOFTSCAPING

A carefully curated selection of native trees and shrubs were selected to renaturalize the property. From pines, cluster birches & river birches. The result is a vibrant, living landscape that feels both luxurious and welcoming.

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