

## **FEATURES & DETAILS of 47 Mirey Creek Drive:**

- 2011 custom built Bungalow.
- 7 Bedrooms, 3 full Baths and 2 half-Baths.
- 3,421 square feet of living space on the main floor.
- 1.47 acre professionally landscaped private treed lot.
- 2018 Gross Property Taxes: \$10,762.02
- Quadruple attached garage, insulated, drywalled, taped and painted with FRP panels on lower half of wall-in floor heated slab.
- Insulated 30 'X 40' ft detached garage/ shop/ man cave with in-floor heat, two-piece washroom, wash-basin and 400 amp service.
- Hand scrapped dark stained hardwood floors, wall to wall carpet with thick underlay and percaline tile flooring throughout.
- Inset pot lighting throughout, as well as built-in lighting in the stairs.
- Spacious foyer with a beautiful 8' front door and a 42" double wide entry, offers two large closets on each side, tile floors, cathedral ceilings with exposed maple wood beams with inset lighting.
- Off the main entry is an office that features glass doors, cork flooring and large bright window.
- Large formal dining room with a chandelier pendant light fixture, large window, tray/coffered ceiling.
- Pass the grand staircase to the lower level and you are in the living room, features a beautiful stone feature wall with built-in gas fireplace surrounded by windows.
- Large main floor master bedroom retreat fit for a king sized bed, features a built-in electric fireplace, tray ceiling and a large window.
- Off the master bedroom is a deluxe five- piece en-suite bathroom with his & her vanity, built in (*Bain Ultra*) soaker jetted tub, ceramic heated tile flooring, a large tiled steam shower with glass doors, dual rain shower heads and built-in bench. Large walk-in closet with built-ins.
- Off the master bedroom hall is a large linen storage closet.
- Large chef's style gourmet island kitchen with two toned colored cabinets with ample cupboard space granite countertops and tiled backsplash. Fully functional island with built in sink and built in stainless steel dishwasher. Large (*Frigidaire*) two door refrigerator, six burner (*Electrolux*) gas range stove with hood fan and a built in oven. Tray/coffered style ceiling. Adjacent to the kitchen is a large eating area with access to the covered bar-b-que kitchen area.
- As you walk down the hallway to the back entrance, there is a hall pantry closet, a two-piece powder room. The back entry access to the garage features a large closet, a spacious main floor laundry room with front loader washer and dryer, a folding station with a sink and storage.
- At the back of the home is an entry to the back yard, features a four piece bathroom with vanity and tub/shower surround. Staircase to the upper level bonus room/fitness

room, which can be used as an in-law-suite. This large common area features a kitchenette and two additional rooms.

- Spectacular lower level with crowned molding throughout. As you descend downstairs you are greeted by a large two-tiered island wet bar with granite countertop, built-ins and ample cupboard space. A large media room with built-in surround sound, built in media center wall unit fit for a 6' ft. TV screen. A spacious games area with pool table and hanging pool table light fixture.
- The lower level basement features three large bedrooms, a den/playroom and a four piece bathroom with tub/shower surround. Large utility room that houses all the mechanics of this fine home.
- Beautiful landscaped yard paradise with a multi-level lounge deck and stone patio. Cozy up to the stone built-in fireplace and pergola, or under the covered bar/kitchen. The backyard also offers a seasonal sunroom and a **(insert pool size here)** in-ground (*Ozonator*) pool with slide.
- The exterior of this home offers a large circular front drive with interlocking stone pad and a front covered porte-cochere/carport. Glass railings, stone and vinyl siding, stone stairs to entrance and stamped paved parking area.
- Home Automation Technology controls all audio and visual, security, lighting, heating and cooling.

**Additional features:**

- Built with low maintenance quality materials
- Geothermal heating and cooling
- High efficiency furnace
- Water Softener
- Osmosis water treatment system
- 2 Hot Water Tanks
- 2 Electronical panels
- 3' ft. crawl space under the basement
- 12' ft foundation ICF basement walls
- Steel beams
- Engineered I-joists floors
- Sleeper floor on lower level
- PVC metal clad wrapped windows – Triple Low E window
- Upgraded flooring throughout
- In-floor heat under tile areas
- Main floor offers 10' ft ceiling height, except in main entry
- Lower level offers 9' ft ceiling height.
- Built-in speakers throughout the interior of the home and exterior speaker audio system.
- Appliances, pool table and pool table accessories included (home furnishings negotiable)
- Lord Selkirk School Division