

TEN THINGS TO LOVE ABOUT 1229 NORTH BIG ISLAND ROAD...

1. THE DECK

This one doesn't suffer from the "too tight" syndrome! With a wide area for a table and chairs, and a full-length gallery area for watching the sailboats drift by, this generous deck is a huge feature of this property. Even better, it can be accessed from the Great Room, from the screened porch or from the master bedroom!



2. DOCK AND BOAT LIFT

Take full advantage of the waterfront location! There is also a staircase down to the water's edge, and a pump bringing water up to sprinkle the grounds.

3. THE SCREENED PORCH

This terrific space will keep you rain-free, bug-free, and out of the sun! Perfect for reading in the afternoon, coffee in the morning or for a casual supper... Improvements in 2011 include new windows and a new set of doors to the deck!



4. MAIN FLOOR LAUNDRY

The current owners did a very clever thing: they moved the laundry room from the basement to a much more convenient spot: an alcove in the kitchen. Hidden behind doors but very accessible, this is a great improvement!

5. BIG ISLAND

This distinctive and very special location in Prince Edward County is very pastoral –yet just minutes from all of the services of Picton. Now with the threat of wind-turbines gone, we expect to see real estate values continue to rise.

6. THE MASTER SUITE

Could it be more luxurious – or more generous in size? With an oversized 6–piece ensuite bath, an enormous walk-in closet and a walk-out to the deck, this space is the perfect retreat. New garden doors in 2011!



7. LOWER LEVEL

Talk about potential! Consider the uses: workshop, additional bedrooms, billiard room, studio, hobby room, home gym, home office...

8. OPEN PLAN/SPLIT PLAN

This design with its great room, open kitchen and great proportions takes full advantage of the remarkable views and allows outstanding versatility in the use of the spaces. Moreover, this design provides for great separation of the master bedroom from the second and third bedrooms, allowing for the utmost in privacy .

9. DOUBLE GARAGE

Lots of room for two cars, and for lots of storage...

10. AND ALL OF THESE SPECIAL FEATURES...

- New entrance portico in 2011
- Red Cedar exterior
- New fiberglass shingle roof in 2008
- New high efficiency windows in 2005
- New high efficiency heat pump/air conditioner with air handler and air exchanger in 2006
- 200 amp service
- 60 amp service in the garage
- Shore pump irrigation
- Boat lift
- 40 feet x 6 feet boat dock
- Alarm system
- Ultra Violet water purification system
- Water softener system
- Insulation: - 2” x 6” exterior walls insulated and wrapped
- Basement foundation insulated with 2” styrofoam
- All new baseboards and trim in 2011
- All new interior paint in 2011