



Krista Alkerton, Broker  
*Exceptional Service. Exceptional Properties.*



*Welcome to 1610 Ladywood Way  
Elegance & Sophistication . . . Beyond Compare*



# Majestic Estate

# Exterior



## Details:

### Exterior

- Approximately 9,850 square foot home, nestled on 3.14 acres of land, built by Crown Point Homes
- Approximately 230' frontage on Lake Simcoe. Power at the shoreline, possible to install a solar boat lift
- Final approval has been obtained from all necessary regulatory bodies for the construction of a Wet Slip Boat House (as at July 2013). More information included in this package
- 80' of pipe dock with cedar decking
- Arriscraft Cultured Stone & Stucco exterior
- Weathered limestone retaining walls, 500 square foot tumbled stone patio. Built-in wall night lights on timers
- Gas line for barbecue on upper balcony and lower patio
- Underground conduit from house to road to wire for lighting, automatic gates and security
- 250' drilled well and 2000 gallon septic tank
- Total of 22 walk-outs (9 in the pool room alone)
- Approximately 75% of home is above grade

### Garage

- Tandem four car, insulated garage with separate entry
- Barmac Carriage House garage doors
- Extra storage. Numerous windows & 10.8' ceiling



## Foyer/Great Room

## Entertain in Style!



### Details:

#### Foyer

- Custom solid oak entry door
- Wrought iron and maple spiral staircase
- Barrel vault ceiling & pot lights
- Central Vac Pans throughout most of home

#### Great Room

- Gas fireplace (Owen Sound Ledge Rock)
- Indian Limestone mantle
- 15' cathedral ceiling with recessed up-lighting
- 10" oversized crown moulding
- Walk-out to two custom finished Jewel Stone balconies with tempered glass railings
- Built-in speaker system
- Pot lights & floor to ceiling arched windows
- Restigouche Maple Classic hardwood floors throughout home

#### Den

- Custom built-in wall unit & work station
- Window overlooking indoor pool & walkout to balcony
- Solid maple French doors & built-in speaker system



# A Chef's Delight!

# Kitchen/Dining



## Details:

### Kitchen

- "Kosher" kitchen design
- Custom solid maple cabinets & 15' centre island
- Giallo Veneziano granite counters
- Communication/monitoring centre with "Icebox"
- Barrel vault ceiling with recessed lighting and pot lighting
- Subzero custom-paneled fridge/freezer & double fridge doors
- Subzero custom wood-trimmed wine fridge
- Miele custom-paneled dishwashers (2)
- Dacor six burner gas stove with double oven with porcelain infra-red broiler, stainless steel.
- Dacor wall oven and microwave, stainless steel
- Miele built-in espresso/cappuccino machine
- Built-in speaker system
- Walk-out to balcony

### Dining Room

- Gas fireplace with custom solid wood mantle with marble trim and custom built cabinets
- 11' coffered ceiling
- 10" oversized crown moulding
- Oversize domed window & pot lights
- Built-in speaker system & custom trim archway



# Master Suite/Ensuite

# Sweet Dreams!



## Details:

### Master Bedroom

- Barrel vault ceiling, crown moulding and recessed lighting
- Pot lights
- Walk-out to Jewel Stone finish balcony with glass railing
- Built-in speaker system
- Oversized floor to ceiling arched windows
- Two custom walk-in closets

### Ensuite

- Bayco antique-style cabinets
- Crema Marfil marble counters
- Double sinks
- Bain Ultra Vedana air tub
- Separate room with toilet and bidet
- Porcelain floor tile
- Double head shower, custom glass enclosure, floor to ceiling porcelain tile
- Ladies "make-up" area
- Belmont brushed nickel faucets
- Linen closet



## Fit For A Prince (Or Princess)

## 2nd Bedroom/Bath



### Details:

#### 2nd Bedroom

- Hardwood floors
- High ceiling with crown moulding
- Custom built-in maple desk and shelving
- Oversized eye-brow window & pot lights
- Walk-in closet
- Full ensuite with Jacuzzi tub, floor to ceiling porcelain tile

#### Laundry

- Two walls of custom solid maple cabinets with built-in laundry sorter drawers, storage and pantry
- Crema Marfil marble counters and backsplash
- Oversized sink
- Whirlpool front loader washer/dryer
- Oversized windows fill the room in natural light
- Central vac pans

#### Powder Room

- Custom built maple cabinets
- Venetian Bronze granite counter
- Porcelain floor tiles



## Games Room

## Designed To Perfection!



### Details:

#### Games Room

- Convertible gas/wood fireplace, Owen Sound Ledge rock
- Porcelain tile with in-floor heating
- Custom built (by Barlow Cabinet Works) walnut wall unit, customized storage for CD's/DVD's, Blum tandem full extension slides with soft close motion
- 9' ceiling & pot lights

#### Bar

- Custom built walnut cabinets with lead beveled glass doors
- Full wet bar with Arimosa limestone countertop
- Stainless steel built-in fridge, dishwasher, ice maker, warming drawer
- Built-in wine rack
- 2 walk-outs to patio
- 7' solid maple interior doors throughout the home
- Built-in billiards display cabinet



## An Elegant Workspace!

## Office/Bedrooms



### Details:

#### Office

- Custom built (by Barlow Cabinet Works) walnut cabinetry, under lighting, Blum tandem full extension slides with soft close motion
- Built-ins for printer, hanging files, CD's and DVD's
- Set-up for big screen t.v., stereo system
- Custom built-in wet bar, fridge & granite
- Walk-out to 5,500 sq ft custom tumbled stone patio

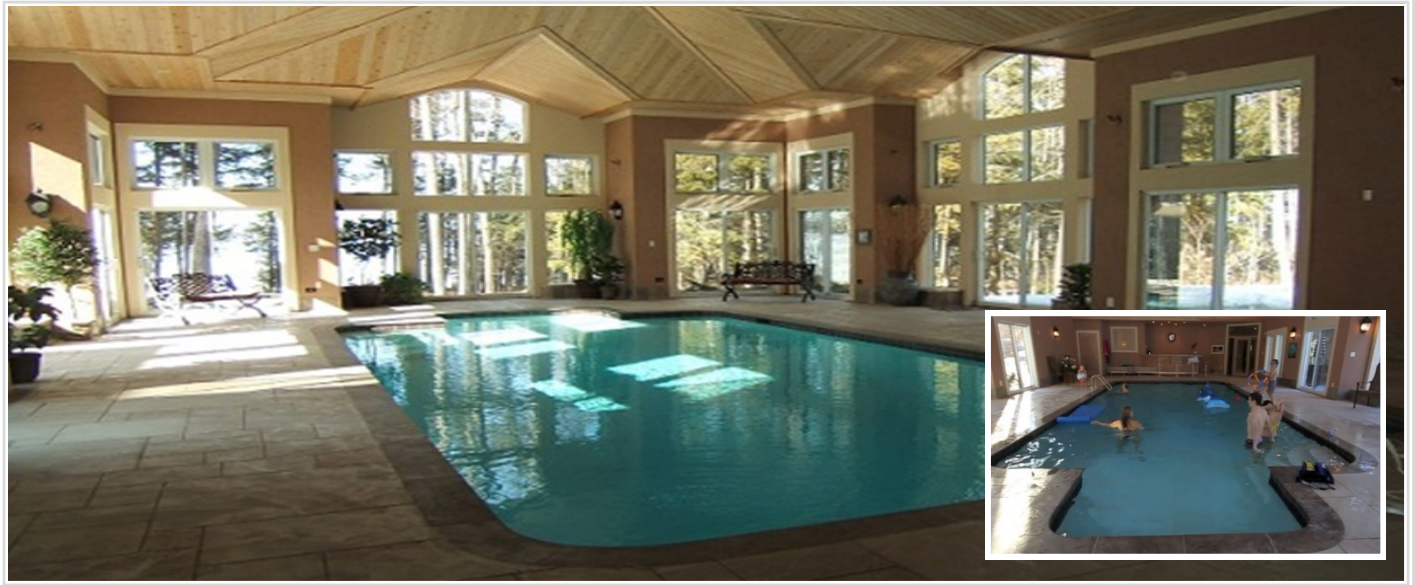
#### Bedrooms (3 on lower level)

- Custom oak desk and wall unit & walk-in closets
- High ceilings & pot lights
- Oversized windows provide lots of natural light
- 2 bedrooms feature private ensuites—oversized shower stall with seating
- Floor to ceiling porcelain tile
- Belmont brushed nickel faucets



# Pool/Dance Studio

# Fitness & Fun 365 Days a Year!



## Details:

### Gym/Dance Studio

- Custom maple and glass wall and 9' ceiling
- Walk-out to patio
- Wiring for wall-mount t.v. and built-in speaker system

### Indoor Pool

- Award-winning pool built by BETZ Pools,
- Fully reinforced gunite shell with hand applied marbelene white finish.
- Fully sealed monolithic construction with an outdoor grade plasticated stucco finish on the inside walls
- 20' Ceilings lined with 9,000 linear feet of clear cedar, insulated to R50 on walls and R70 on ceiling
- Remote-controlled oversized windows with views of lake
- Wired in sound system, pot lights & central vac
- Wet bar with custom built cedar cabinets & storage bench
- 2" custom concrete counter top, Blanco Rondo sink and Grazia taps. Built-in fridge/icemaker.
- 9 walk-outs to patio
- Separate washroom & change room with steamer shower
- Huge "under pool" storage room for equipment



## Additional Photos



Krista Alkerton, Broker



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# 1610 Ladywood Way

## Mechanical Systems & Information

### Heating & Electrical Systems

- Genesis (IPEX) in floor heating under all floor areas (except hardwood floors). Commercial grade system not found in residential homes.
- Four heat pumps in total. Three are ground sourcing for the main part of the house and one in an air to air heat pump in the indoor pool room for heating and drying ambient air. It is a closed loop glycol filled system with 10,000 feet underground.
- Hydro panel is 400 amp service with a 25 kva generac system that is fully integrated into the main panel with electronic auto-crossover and auto-start. It is propane fueled; a fully hands off system that kicks in twelve seconds after a blackout.
- Separate 60 amp service in the corner of the outside patio adjacent to the pool for a hot tub

### Wiring

- Complete wiring throughout including:
  - Audio for multi-room speakers
  - CAT5 for computer
  - Cable TV
  - Phone lines
  - "Surveillance camera-ready", with all necessary wiring in place
  - Alarm system
  - Intercoms done through telephone lines

### Swimming Pool (Equipment & Mechanics)

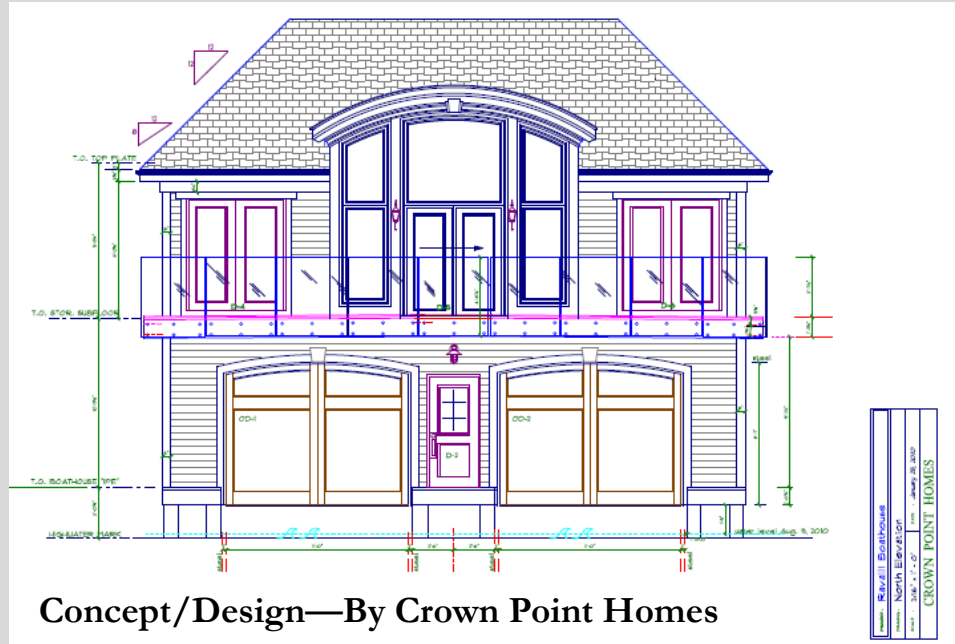
- All pool equipment/mechanicals are located below the pool.
- The DRY-TRON works in combination with an HRV system and an air to air heat pump keeping the room at an ideal 50% RH at all times.
- The mid row of windows have electrically driven openers with a hand-held remote.

### Approximate Monthly Costs

- Propane: Approximately \$400-\$500 in the summer months, \$900—\$1,000 in the winter months (\$9,000 annually would be a fair estimate)\*
  - Hydro: Approximately \$400-\$500 in the summer months, \$900-\$1,000 in the winter months (\$9,000 annually would be a fair estimate)\*
- \*(both amounts are averages, actual cost fluctuates according to the season and conservation efforts of the homeowner)*
- Pool Maintenance (done bi-weekly by BETZ Pools): \$230 per month
  - Taxes: \$2,041 per month (approx: \$24,491 annual per year—2012)



# 1610 Ladywood Way – Boat House Plans/Drawings



All necessary approvals are in place (effective July 2013) for the construction of a Wet Slip Boat House. Plans allow for the following:

- 1,300 square foot guest quarters above the boat house
- 35' dock/deck with housing for two cruisers (up to 33')

\*\*Very rare to obtain necessary approvals from the Conservation Authority \*\*



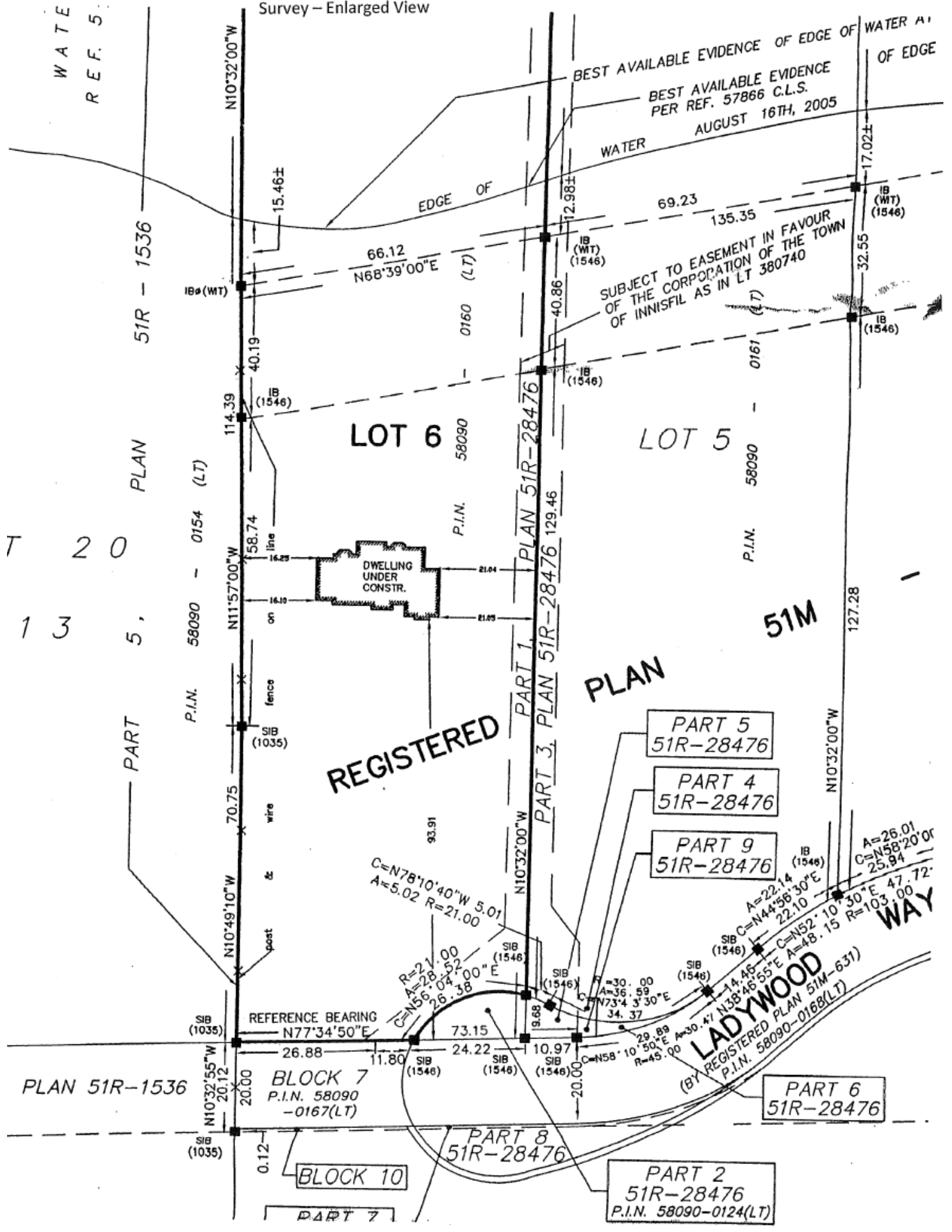
Lots - Aerial View





W A T E  
R E F. 5

Survey - Enlarged View



T 20  
13

51R - 1536

PLAN

PART

0154 (LT)

58090

P.I.N.

58090

0167 (LT)

58090

0124 (LT)

58090

0168 (LT)

REGISTERED

LOT 6

58090

P.I.N.

LOT 5

58090

P.I.N.

PLAN

51M

PART 5  
51R-28476

PART 4  
51R-28476

PART 9  
51R-28476

PART 6  
51R-28476

PART 8  
51R-28476

PART 2  
51R-28476  
P.I.N. 58090-0124(LT)

PART 7

PART 10

PART 11

PART 12

PART 13

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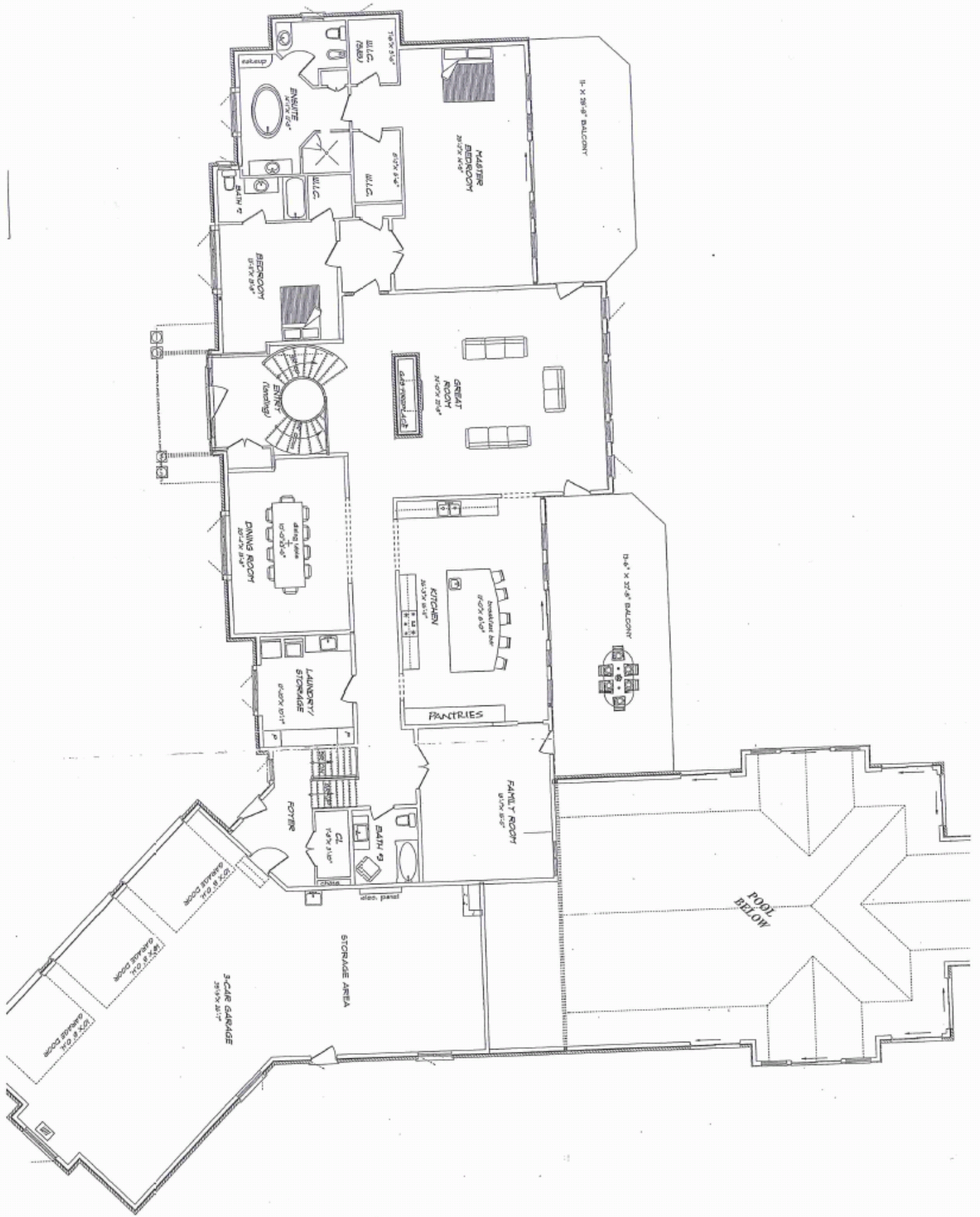
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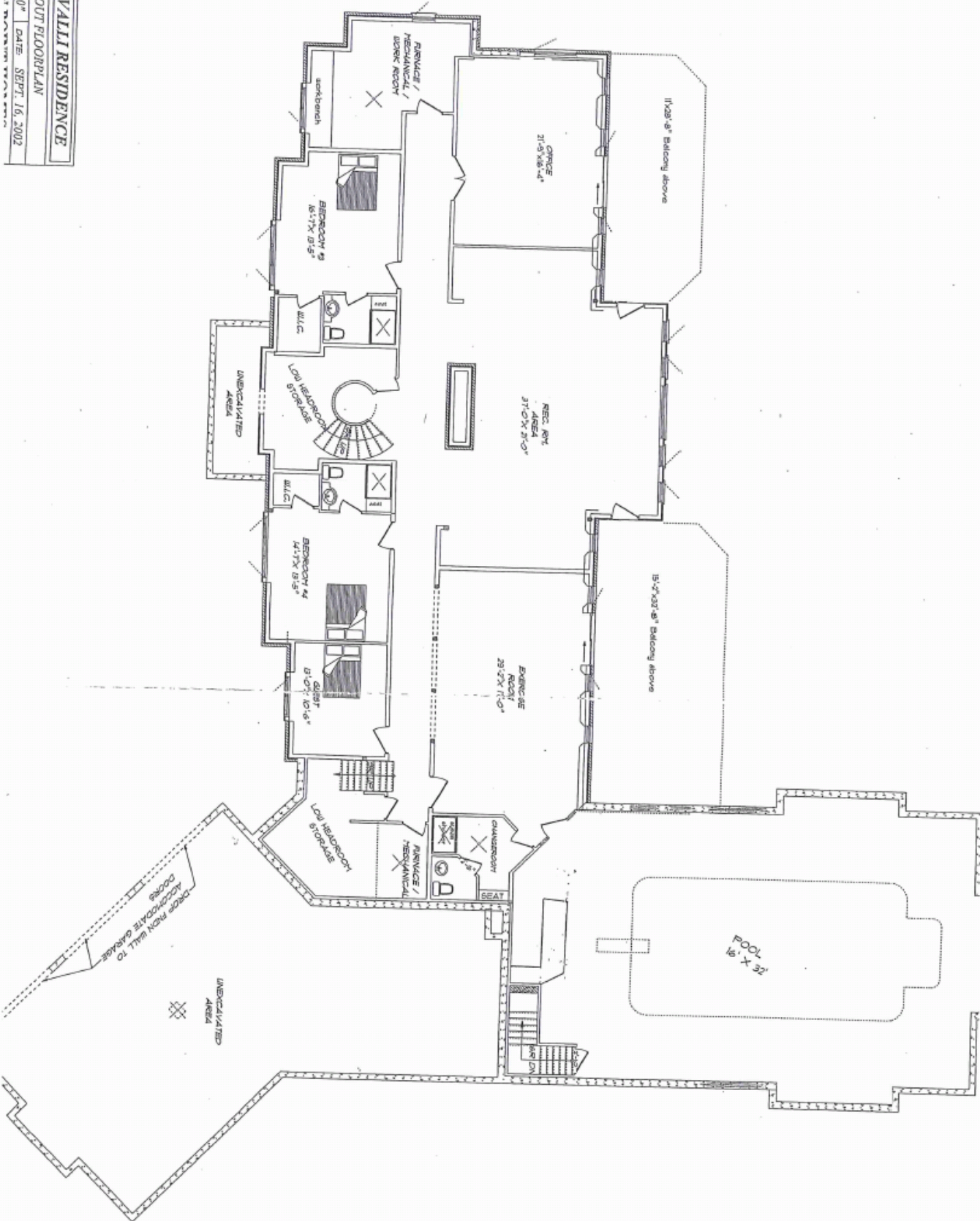
# Floor Plan—Main Floor





# Floor Plan—Lower Level

PROJECT: **RAVALLI RESIDENCE**  
 DRAWING: **WALKOUT FLOORPLAN**  
 SCALE: **1" = 10'-0"** | DATE: **SEPT. 16, 2002**  
 DRAWN BY: **DAVID W. BROWN**







MLS(R)#: 1300772

Curr Price: \$3,500,000

Active

RE

O/P:

Address: 1610 LADYWOOD WAY

L9S 2T7

Lot Size: 68.85X183.3M.X IRREG (3.14 AC)

Legal: PLAN M631 LOT 5

Municip: INNISFIL

District: IN

Dir: BIG BAY PT RD (L) 20TH SIDE RD FOLLOW BENDS IN RD TO 1610 LADYWOOD WAY

Wheelchair: N

Roll#: 431601005411050

PIN#: 580900161

LRO#: 51

Age: 9

Area: 4,004 SqFt.

Area Fin.: 9,849 SqFt.

Taxes: \$24,991

Year: 2012

Type: DETAC

Style: BRASD

Zoning: RES

Poss: IMMED

Sd/Rd: North

E&S Schools:

Cap Chrgs: N

Survey: Y

Prop Discl: N

Rooms: 10

Bd Rms: 2.3

Baths: 3.3

Rooms & Sizes: EATKI (2) 24ft. 0in.x16ft. 11in.

SITNG (2) 18ft. 1in.x15ft. 5in.

RECFP (1) 35ft. 3in.x21ft. 5in.

GREAT (2) 23ft. 9in.x25ft. 0in.

MFLAU (2) 10ft. 7in.x12ft. 10in.

OFFCE (1) 21ft. 2in.x16ft. 4in.

MBEDR (2) 27ft. 1in.x 14ft. 10in.

DINRM (2) 20ft. 3in.x13ft. 6in.

BEDRM (1) 13ft. 1in.x15ft. 6in.

EBTH6 (2) ft. in.xft. in.

BATH2 (2) ft. in.xft. in.

BEDRM (1) 13ft. 0in.x14ft. 5in.

BEDRM (2) 13ft. 9in.x13ft. 6in.

EBTH3 (2) ft. in.xft. in.

BEDRM (1) 10ft. 1in.x12ft. 1in.

OTHER (1) 17ft. 3in.x16ft. 10in.

Features: SEPDI, MFLAU, MFFAM, JBATH, CATHC, HARFL, CERFL, LANDS, DE/PA, FE/HE, ENSUI, EATKI

Inclusions: A/CLN, FD/ST, WA/DR, DSHWR, C/VAC, ALARM, GARDO, WINCO, WSOFT, FR, MWAVE

Rental: OTHER

Foundation: FOUNC

Basement: FULL, WLKOT

Basement Dev: FFULL

Heat/Cool: F/AIR, HEATP, C/AIR

Fuel: P/GAS, GRNDS

Fireplace: FPGAS

Parking: OVSZT, ATACH, INSEN, PSURF

Site Infl: OSCTV, LTWOD, LVIEW, HSINT

Area Infl: GOLF, L/P/R, REC/C

Exterior: STUCO, STONE

Esmnt/Res: SUBDC, EASMT

Prop Size: 3-4.99 Acre

UFFI: NO

Water: WELL

Sewer: SEPTI

Waterfront: DOCK, TRENT

Body/Water: SIMCOE, Lake

Frontage: 228.14 Ft.

Shoreline Ownership

Mortgage: COTLA

Exclusions: N

Remarks:

CAPTIVATING WATERFRONT RESIDENCE ON TRANQUIL 3+ AC, ESSENCE OF LUXURY THRUOUT, SPANNING APPROX. 10,000SF, 2000SF STATE OF THE ART LIQUID LUXURY INDOOR POOL, DRAMATIC GOURMET KIT W/15' ISLAND, FORMAL DINRM, LOUNGE IN BREATHTAKING GREAT RM OR SUPERB GAMES RM W/CUSTOM CABINETS, WALNUT BAR, STONE FPS, LUXURY MBDRM SUITE & SPA ENS, EFFICIENT HEATING SYSTEM, 4 BAY GARAGE, 229'SHORELINE W/DOCKS, SANDY BOTTOM, DOUBLE BOATHOUSE PERMITS

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List Rep 2:

<http://www.youtube.com/watch?v=RwiNF1-FKU&feature=BF>



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705-728-4067

\*\*\* ERRORS AND OMISSIONS EXCEPTED \*\*\* ALL MEASUREMENTS APPROXIMATE \*\*\*