

**Property Features of
112 Echo Valley Road, McCullough Lake, Chatsworth**

Exterior

- 693ft of McCullough lake frontage with a dock
- Deep, clean lake with sandy beach areas
- 3 acre treed lot
- Situated on a peninsula with water on both sides
- Lindal post and beam home, built in BC
- 2 car detached garage
- Large deck
- Front porch
- Trails to the lake
- Tons of outdoor entertaining space
- Berry gardens
- Gazebo x2
- Landscaped gardens and tall trees for privacy
- Fire pit

Interior

- 4 bedrooms (including main floor master)
- 2 bathrooms
- Local canadian craftsmanship and architectural details throughout
- Oak wood floors
- Solid wood doors built by a local Amish carpenter
- A bathroom vanity created by upcycling of an old mill pulley
- Wrought iron details designed and welded by a local iron artist.
- Fully finished lower level walk out
- Open plan main floor
- Kitchen/dining/living space
- Vaulted ceilings
- Large windows with tons of natural light
- Main floor laundry/pantry with pocket doors
- Loft area

Great Room

- Open entertaining space
- Stone surround wood burning fireplace with wood mantle
- Vaulted ceiling
- Large windows with lake views

Kitchen/Dining

- Replica farmhouse kitchen
- Intricate detailed Cabinets
- High end stainless steel appliances.
- Wolf propane countertop stove
- Walk out to back deck

Main floor bathroom

- 4pc
- Pebble floors
- Deep soaker tub
- Large windows with nature views
- Glass enclosed shower



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Master Bedroom

- Spacious main level master bedroom
- Lake views from large bay window
- WIC
- Walk out to back deck
- Stone feature wall

Lower level

- Potential for an in law suite
- 2 guest bedrooms
- 4pc bathroom
- Games room
- Rec room
- Storage
- Kitchenette with fridge and cabinets
- Walk out

Other property information

- Taxes: \$7855 (2019)
- Heat Primary/Sec: Forced Air-Propane/ Fireplace-Wood
- HVAC: Central Air
- Foundation: Poured Concrete
- Under Contract/Rental Items: Propane Tank, Satellite dish, internet
- Exposure: South East
- Exterior Finish: Log, Stone, Wood
- Restrictions: Environment Protected
- Services: Cell Service, Electricity, Garbage/Sanitary Collection, Internet Other, Recycling Pickup, Telephone, Underground Wiring
- Topography: Level, Wooded/Treed
- Roofing: Asphalt
- Water/Supply Type: Well/ Drilled Well
- Sewage: Septic
- Exterior Features: Deck(s), Privacy
- Other Structures: Gazebo x2
- Site Influences: Lake Access, Landscaped, Water View

Utilities & other costs (approx)

- Hydro \$200/mo
- Snow plow \$30/plow
- Propane \$3000/year

Inclusions

- Dishwasher, Dryer, Refrigerator, Stove, Washer, Scarecrow, 2 kayaks, 1 canoe, 1 paddleboat, all firewood

Exclusions

- Art above bed in master. Kitchen island table negotiable



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