

627 PIKE LAKE ROUTE 6, PERTH, ON K7H 3C5

Welcome to your new home on beautiful Pike Lake, just 11 minutes from the historic town of Perth, one hour from either Ottawa or Kingston, 2.5 hours from the GTA, and only 3.5 hours from downtown Toronto. This custom made 3 BR house with 2.5 baths is just 63 feet from the lake. The property boasts 175' of water frontage made up of sand and rock which is excellent for swimming, kayaking and motorboating. The house features an open concept kitchen, dining room, living room, sunroom and main floor primary bedroom. The second floor has two generous sized bedrooms and a shared bath. The lower level offers two bonus rooms, currently being used as a family room and an exercise room. The oversize garage holds two vehicles, a small workshop and even a Wood Wailer to bring your firewood to the main floor! Built in 2010 by Code Construction.

Building Features:

3 Bedrooms

- Main Floor Large Primary Bedroom
- Two spacious second floor bedrooms

2.5 Bathrooms

- Large 4 piece ensuite to Primary Bedroom with walk-in shower and soaker tub
- Second Floor 3 piece bathroom with shower
- Main Floor 2 piece Powder Room

Main Floor Oversize Sunroom

Main Floor Laundry Room

Interior Features

Appliances Included: All appliances, except for upright freezer (excluded)

Sun blinds in sunroom, all blinds and window treatments in bedrooms included

Flooring

Hardwood in main floor areas; new vinyl tile in sunroom, ceramic tile in entryways and bathrooms, carpet on lower stairs and basement

Basement Type

Finished with 2 bonus rooms

Semi-finished storage area and furnace room

Cold Room

Building Features

Level site

Professionally landscaped

In-Ground Rainbird watering system with lake pump

Sump pump and battery back-up sump pump

Foundation Type: Poured Concrete

Style

Detached – 2 Storey

Structures

Sun deck

Storage Shed

Cooling: Central Air Conditioning

Heating Type: Forced Air Propane, HRV (heat recovery ventilator) System

Septic System

Tertiary Septic System (contracted yearly service fee of \$194.36)

Last pumped out - March 25, 2022

Inspection done August 17, 2023

Water: Drilled Well. Water test done July 29, 2023

Plumbing: Manifold System (direct line to every faucet such as sink, bath, washing machine, etc). A manifold system's individual runs use a lot less water and save quite a bit of energy.

Exterior Features: Vinyl Siding

Parking Area: Gravel with space for 6 vehicles

Garage:

2 Car heated garage (stand alone propane heater)

Workshop with storage cabinets

Wood Waiter firewood dumb waiter <https://wbfowler.com/woodwaiter-firewood-lift-2/>

House:

Rooms: (Metric/Imperial)

Foyer	6'10" X 8'4"
Kitchen	13'8" X 12'4"
Dining room	11' X 16'
Living room	13'8" X 14'8"
Powder Room	6' X 4'10"
Main Floor Laundry Room	6' X 6'2"
Primary Bedroom	15'2" X 16'8"
4pc bathroom ensuite	13'9" X 10'8"
Bedroom 2	16'4" X 12'
Bedroom 3	13' X 12'6"
3pc Bathroom	10'8" X 3'9"
Sunroom	12' X 18'

Lower Level Family Room 14'11" X 16'2"

Lower Level Exercise Room 14' X 14'

Lot features:

Lake Frontage

175 feet - House is situated 63 feet from the water

Other Property Information

Zoning – RLS (Residential Limited Services)

Other Features:

- 9 foot ceilings throughout with crown mouldings on main floor
- Extra sound proofing in walls between Primary Bedroom and Living Room
- Large, walk-in closet in Primary Bedroom
- Built-in shelving in Living room with Samsung 58" Hi-Def Samsung Smart TV
- Two Bell Television Hi-Def PVRs, one receiver and LG DVD player
- Surround sound system with 7 speakers in LVR and 4 PSB speakers in Sun Room
- Oversize wood burning fireplace (serviced Nov 26, 2020 – next servicing 2025)
- Central vacuum system – new motor in 2019
- Central air conditioning (electric)
- Ceiling fans in all bedrooms, living room, sunroom and exercise room
- Fireplace and cooking stove roughed in for conversion to propane
- Hot water heater replaced in December 2020
- Permanent dock 16' X 20' dock (new in 2020) and 6' X 16" cantilever section with built-in winch for ease of raising out of the water for winter storage
- Deck with 2 outdoor Yamaha speakers, and direct propane hook-up for BBQ
- Generator and house hook up to main system
- Tower with Starlink internet satellite dish and Bell TV satellite dish
- Bell Smart Home alarm system, and security cameras
- 3 Outdoor Lamp Posts with built-in electrical outlets
- Woodshed with 2 cords dry hardwood
- 30-year asphalt tiles on roof
- 2 Clearwater kayaks included