

# Features



## 6392 Lakes Rd

### **House**

The original cabin was built by architect Douglas James in approximately 1928. The house burned down some time after that and was rebuilt.

### Main Floor

#### Kitchen

The kitchen was modernized prior to the current ownership. Sharp white cabinets with outstanding lead display door fronts were installed, along with a perfectly placed pantry. New counters sink, and stainless appliances have been installed as well. It appears the original Fir floor is still intact.

#### Dining Room

Cleverly located just off the kitchen with a built-in hutch featuring leaded glass doors all over what appears to be maple floors.

#### Living room

Flanked with old school lead windows and a brick fireplace with a cozy wood stove insert. The sellers have no WETT paperwork for the stove.

#### Downstairs

There is a good size TV Room, a two piece bathroom, and below the crawl space is a good size with the laundry facilities.

There is a second lower level off the main floor that offers a good sized bedroom with a sink and toilet and independent access to the courtyard. This makes for ideal guest accommodation.

#### Upstairs

There is a good size family room with built in old school bookcases, fir floors and a small walk in closet. The cozy wood stove in the corner; again, no WETT certification. Also a full bathroom that has been updated over the years.

On the top floor, a very good sized bedroom with fantastic lake and mountain views as well as another smaller bedroom.

### **Miscellaneous information**

There is an old alarm system in the house; the wire to the phone line was cut, and it is not in operation now. The electrical and plumbing was updated prior to this owner. There is some knob and tube wiring but the seller is unsure if it is in use. The heating is electric baseboard and drop in heaters. The old oil tank in the lower level has not been used for years.

Sellers are aware that there is some vermiculite in the attic spaces and have had quotes to remove it. They are unsure if all the walls are insulated.

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