



Welcome to
230 Legacy Boulevard

HOME FEATURES:

- 100% custom home finished in 2020
- All doorways and openings 36"
- Two closets framed for elevator install
- Wired for Alarm System
- 12' ceilings and Double Crown Molding in Living & Kitchen Area
- Custom solar shades - living area shades are motorized
- 5 burner 36" Thermador Gas Cooktop
- Island with undercounter microwave and bartender's sink
- Wine refrigerator
- Soft close kitchen drawers
- Coffee/wine station in kitchen
- Free standing industrial ice machine in the laundry room
- Dog shower
- Whole house water treatment system (installed Jan 2022)
- Sprinkler system from the Lake with filter system
- Spider misting system
- On demand Water Heater in the garage protected from the weather
- 2 HVAC systems
- Generac 22KW on demand LP gas powered whole home generator
- 250 gallon underground LP tank
- Outdoor shower
- Dock has storage shed, custom fish cleaning station & WiFi capability
- The home comfortably sleeps 12-15 people

COMPASS

 **VAUGHAN**
REAL ESTATE GROUP

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230 Legacy Blvd.				
100% Custom Home	Subdivision has approved a new road which will be constructed in Fall 2024.			
Build Start:	September 2018			
Build Finish:	January 2020			
Total Square Foot	3,296			
Main Floor Sq Ft	2,104			
Lower Floor Sq Ft	1,192			
Oversized 4 Car Garage Sq Ft	1,096			
Dock	1,472			
Garden Planters in Rear Sq Ft	390			
Room Dimensions				
Main Floor				
Living / Dining Room	27'9" x 18'5"			
Kitchen	14'1" x 15'9"			
Primary Bedroom	13'6" x 14'3"			
Primary Ensuite Bathroom	13'12" x 12'9"	Two Separate Vanities and Walk in Shower		
Master Closet	8'8" x 12'11"			
Laundry	14'3" x 12'11"			
Bedroom 2	12'1" x 11'0"	Full Size Murphy Bed		
Bedroom 3	12'1" x 11'0"			
Full Bath	8'0" x 5'7"	Walk in Shower		
Garage	24'11" x 41'0"	Built in Custom Shelves, Cabinets and Workbench		
Lower Floor				
Bedroom 4	11'8" x 11'0"			
Bedroom 5	18'4" x 12'0"	Currently used as a home gym		
Family Room	24'1" x 16'1"	Queen Size Murphy Bed		
Full Bath	14'6" x 5'5"	Shower / Tub Combination		
Additional Features				
All doorways and openings 36"				
Two closets framed for elevator install				
Security Cameras & Ring Doorbell				
Wired for Alarm System				
Luxury Vinyl Plank Flooring throughout; ceramic tile in Main Floor Bathroom				
12' Ceilings and Double Crown Mould in Main Floor Living & Kitchen Areas				
Custom Solar Shades - three large windows in Family Room have motorization				
Wood Burning Fireplace with Gas Start				
Double Ovens				
5 burner 36" Thermador gas cooktop				
Under counter Microwave built into Island and bartender's sink				
Wine Refrigerator				
Soft Close Drawers in Kitchen				
Potfiller				
Coffee / Wine Station in Kitchen				
Free Standing Industrial Ice Machine in laundry room				
Dog Shower in laundry room				
Access from Master Closet to Laundry				
Kitchen, laundry room, main floor guest bath and downstairs counters are quartzite				
Main Floor - Full Size Murphy Bed				
Custom cabinetry in Master Closet				
Mudroom with coat hooks and storage				
Lower Floor - Queen Size Murphy Bed				
Custom storage and built ins in closet under stairs				
Mini Refrigerator & bartender sink on Lower Level				
Whole House Water Treatment System - Installed January 2022				
Built in Shelving and Workbench in Garage				
Sprinkler System				
Spider Misting System				
On Demand Water Heater in garage protected from weather				
Aerobic Septic System				
2 HVAC Systems				
Generac 22KW on Demand LP gas powered generator				
250 gallon LP tank underground				
Outdoor shower				
Storage Shed on dock with decking and shelving				
Custom Fish Cleaning Counter & Storage				
Dock has WiFi capability				
Flood lights and rope lighting on dock				
Dock - one boat slip, two kayak or jet ski slips				