

PROPERTY FEATURES

This property offers a rare combination of high-end finishes, thoughtful design, & premier waterfront living, creating an exceptional opportunity on Lake Charmaine.

CONSTRUCTION & UPGRADES

- Fully renovated & custom-designed home, taken down to studs in 2018
- Expanded footprint w/additional slab, totaling approximately 2,200 sq ft
- Plumbing upgraded to PEX throughout (no copper)
- Electrical system fully replaced
- Roof replaced in 2020
- Spray foam (closed cell) insulation for enhanced energy efficiency
- Durable exterior Galvalume Painted R Panel Siding
- Trane HVAC system w/customized ductwork (serviced in 2026)
- Dual tankless water heaters: dedicated unit for kitchen & unit for main home

INTERIOR FEATURES & FINISHES

- Waterproof luxury vinyl plank flooring throughout
- Shiplap wall accents throughout the home
- All windows replaced, including a dramatic rear wall of windows capturing panoramic lake views
- Expansive living area w/soaring ceilings & electric fireplace w/heating capability

CHEF'S KITCHEN

- Premium quartzite countertops
- Custom oversized quartzite 10' x 5' island designed for entertaining
- Farmhouse sink
- Custom soft-close cabinetry
- Floating shelves for display & storage
- Built-in oven w/separate cooktop
- Abundant storage & workspace

UPPER LEVEL RETREAT

- Open-concept living & sleeping space ideal for guests or multi-generational living
- Full bathroom featuring floating vanity, tub/shower combination & built-in storage
- Designed to accommodate both king & queen sleeping areas
- Custom built-ins providing functional & stylish storage

PRIMARY SUITE & MAIN LEVEL LIVING

- Spacious primary suite located downstairs w/amazing lake views
- Barn doors opening to showcase the waterfront setting
- Oversized walk-in closet
- Spa-inspired bathroom w/soaking tub & large tiled walk-in shower
- Additional flexible bonus room ideal for third bedroom or office
- Guest half bath
- Dedicated inside laundry room

OUTDOOR LIVING & WATERFRONT FEATURES

- Covered wraparound porch w/ceiling fans for year-round enjoyment
- Custom 2' x 12' bar-height railing facing the lake, ideal for dining & entertaining
- Prime vantage point for seasonal fireworks & lakefront boat parades
- Expansive yard leading to the water
- Approximately 1,500 sq ft boathouse constructed in 2021 with updated Bulkhead in 2024
- Includes boat slip w/lift, jet ski slip, pier, & covered lounging areas
- 10 x 14 metal building w/full insulation & electricity, ideal for storage, workshop, or hobby space