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Detailed Feature List

7812 4th Line, Essa

Summary: www.7812-4thLine.com

Welcome to this truly special 2.2-acre property tucked away at the end of a quiet dead-end road in Rural Essa. Surrounded by majestic hardwood forest and scenic farm fields, this private retreat offers a rare connection to nature, complete with the peaceful soundtrack of birdsong and the rustle of towering trees. With few neighbours and no through traffic, it's the ultimate escape. The beautifully landscaped grounds feature multiple stone patios and outdoor seating areas, and a stunning heated in-ground pool—perfect for summer days spent lounging or entertaining. A charming pool house with an insulated upper-level Bunkie adds flexible space, while a rear shed/mini barn provides additional storage and charm. Inside, the home blends warmth, character, and thoughtful design. Reclaimed hemlock floors add rustic elegance to the main living areas, which include a cozy great room with propane fireplace, a dining room with woodstove, and a large separate family room—ideal for gathering and unwinding. The spacious Muskoka room is a showstopper, featuring vaulted ceilings, screened-in walls, and ample space to relax or host in total comfort. The main floor also features a well-appointed mudroom with custom cabinetry, benches, and drawers. Upstairs, the primary bedroom is a private retreat with a walk-in closet and an ensuite featuring heated floors and a custom shower. Three additional bedrooms complete the upper level, each with built-in storage and custom cabinetry. A separate loft space offers a cozy and flexible area—perfect for reading, relaxing, or creative use. The mostly finished basement adds even more usable space with an option for a fifth bedroom, laundry area, pantry, cedar closet, storage room, and dedicated exercise area. A walkout to the attached garage adds convenience and functionality to this flexible lower level. This peaceful, private, and nature-filled family haven must be seen to be fully appreciated.

PROPERTY

- 2.2 acres – 250ft frontage x 400ft depth
- Hilltop hardwood forest
- Perennial gardens throughout
- **FRONT YARD**
 - Timber framed woodshed (11'x7')
 - Front hardscaping (2016)
 - Pavers stone parking area
 - Armour stone
 - Stone steps
 - Driveway sand shed at road
- **REAR YARD**
 - Pool, pool area patio, pool shed with 2nd floor bunkie
 - Rear shed/barn
 - Volleyball net, tire swing, hammock
 - South side flagstone patio with river rock and built in firepit
- **SIDE YARD**
 - Paver stone patio
 - Timber frame covered porch to mudroom

HOUSE

- ~2,764 Sqft.
- Two story with full partially finished basement
- Built 1989
- Shingles 2008
- Two car garage
- Covered front porch
- Casement windows; wood interior and vinyl exterior

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MAIN FLOOR

- **FOYER – 8’8” x 11’4”**
 - Tumbled marble floor
 - Single front door with side lights
 - Closet
 - French doors into Great room
 - Security system keypad
 - Programable outdoor lights
- **KITCHEN – 12’2”x 13’8”**
 - Hardwood floor; reclaimed hemlock barn board
 - Frigidaire refrigerator with ice and water dispenser
 - Whirlpool dishwasher
 - Whirlpool smart oven
 - Garburator at sink
 - Reverse osmosis drinking water system
 - Central vac toe kick
 - Ceramic countertop and ceramic backsplash
 - Pantry cupboards
 - Under cabinet lighting
 - Distressed painted cabinets
 - Glass cabinets with interior lighting
 - Pot lights
 - Ceiling fans
 - Open concept to living room and dining room
 - South west views
- **DINING AREA – 23’10” x 11’4”**
 - Hardwood floor; reclaimed hemlock barn board
 - Woodstove (Pacific Energy) with marble surround
 - Double patio door walk out to Muskoka room and rear yard and patio
- **GREAT ROOM – 18’11”x 32’4”**
 - Hardwood floor; reclaimed hemlock barn board
 - Propane fireplace (Pacific Energy)
 - Ceiling fans
 - Pot lights
 - French doors to foyer
 - West views
- **MUSKOKA ROOM – 15’5” x 17’7”**
 - Carpet
 - Screened in with removeable plexiglass panel inserts
 - Vaulted tongue & groove wood ceiling
 - Skylight
 - Ceiling fan
 - Double patio door to interior access
 - Walk out to rear yard and patio

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- **MUDROOM – 10' x 13'7"**
 - Tumbled marble floor
 - Wainscotting
 - Built in benches
 - Built in cabinets and drawers
 - Farmhouse apron sink
 - Central vac toe kick
 - Closet
 - Pot lights
 - Walk out to covered side timber frame covered porch and side paver stone patio
 - Programable outdoor lights
 - Security system keypad
- **TWO PIECE POWDER ROOM**
 - Built in cupboard
 - Tumbled marble flooring
 - Pedestal sink
- **FAMILY ROOM – 20'9"x19'5"**
 - Carpet (Nov 2023)
 - Walk in storage closet with built in shelves
 - Built in desk
 - Ceiling fan
 - Pot lights
 - North views

SECOND FLOOR

- **PRINCIPAL BEDROOM – 16'2" x 19'5"**
 - Carpet (Nov 2023)
 - West view
 - Ceiling fan
 - **Walk in closets with IKEA organization system**
 - **THREE PIECE ENSUITE BATHROOM**
 - Marble flooring and shower surround
 - Glass block shower
 - Rain shower head and handheld wand
 - Heated floor
- **LOFT – 11'4" x 8'9"**
 - Carpet (Nov 2023)
 - North views
 - Pot lights
 - Ceiling fan
 - Open to staircase

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- **SECOND BEDROOM – 10' x 11'5"**
 - Hardwood maple floor
 - South view
 - Closet with organizer with drawers
 - Attic access - Limited
- **THIRD BEDROOM – 14'3" x 11'5"**
 - Hardwood maple floor
 - Ceiling fan
 - Pot lights
 - Built in cabinets and shelves, drawers and wardrobe
 - South view
- **FOURTH LOFT BEDROOM – 19'2" x 14'**
 - Hardwood maple floor
 - North view
 - Closet
 - Built in drawers, cabinets and shelves
 - Baseboard heater – no central heating
 - Skylight
 - Sloped ceilings
- **MAIN BATHROOM**
 - Porcelain floor
 - Double vanity with built in cabinets and laundry hamper
 - Airtub bath tub
 - Separate custom shower with glass blocks and handheld wand

BASEMENT

- **MUDROOM – 13'3" x 11'1"**
 - Concrete floor
 - Walkout to garage
 - Built in sport equipment cupboard
 - Refrigerator
 - Furnace - Lennox (Feb 2021)
 - Hot water heater (owned)
- **LAUNDRY ROOM – 16'2" x 11'2"**
 - Concrete floor
 - Maytag washer and dryer(propane) with pedestals
 - Built in closet storage system
 - Built in cabinets, desk, and shelves with under cabinet lighting
 - Extra large double stainless steel laundry sink
 - Above grade window

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- **EXERCISE AREA – 11'1" x 12'5"**
 - Concrete floor
 - Above grade window
- **FIFTH BEDROOM /STORAGE ROOM – 10'3" x 11'5"**
 - Wood subfloor
 - Above grade window, two.
 - Closet
- **WORKSHOP / MACHANICAL ROOM – 20'9" x 13'8"**
 - Concrete floor
 - VanEE HRV (2024)
 - Well pressure tank
 - Sump pump
 - Water softener
 - UV light
 - Above grade window
 - Security camera system (four cameras with monitor)
- **CEDAR CLOSET**
 - Built in shelves
 - Cedar lined walls
- **COLD ROOM**
 - Built in shelves
 - 200 amp breaker panel
 - 40 amp backup generator panel – plug in garage

GARAGE – 18'11" x 14'6"

- Two(2) 8ft wide x 6.5ft high garage doors
- Side entry door
- Concrete floor
- Central Vacuum (Hayden)

POOL AREA

- Pool size ~20ft x 30ft – Irregular shape
- Concrete coping surround
- Paver stone surrounding patio
- Liner - 2009
- Steps and ladder access
- Pool lights
- Dolphin auto cleaning robot
- Hayward Super Pump (2024)
- Automatic chlorinator
- Raypak propane heater
- Winter safety cover
- Solar blanket

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POOL SHED – 13' X 15'

- Concrete floor
- 7ft wide opening double barn doors
- Side entry door
- Exterior soffit lights
- **SECOND FLOOR BUNKIE**
 - Insulated
 - Laminate floor
 - Tongue & groove pine walls and ceiling
 - Pot lights
 - Balcony

REAR YARD SHED/ BARN – 15' 4"x 19' 5"

- Poll barn construction
- Gravel floor
- Built in shelves
- Stamped metal roof
- Second floor storage loft (half level)
- 8'wide x 6'9" high double barn doors
- 7'8" ceiling height
- Side entry door

SERVICING

- Propane Gas – Budget Propane - \$1926 - 04/24; \$1759 - 12/23; \$1498 - 05/23; \$1371 - 01/23;
- Electricity – Hydro One – July \$214; April \$141; January \$191
- Internet – Bell 5G wireless with wired interior boosters
- Drilled well
- Septic system

EQUIPMENT

- Central Vac (Hyden) – two hoses – one power head
- Security system - multiple keypads - SMC Monitoring System (Mississauga)
- Reverse osmosis drinking water system
- Four camera Security system with monitor

RENTALS

- Propane Tank – Budget Propane - \$339.00/yr

INCLUSIONS

- All window coverings
- All appliances - Whirlpool smart oven. Whirlpool dishwasher. Frigidaire fridge. Maytag Washer & Dryer.

EXCLUSIONS

- Main bathroom – bath towel rack, hand towel holders, mirror over toilet