



Home Highlights Page

Pleasant Lakefront, 57484 Gearhardt's Landing, Three Rivers, MI 49093(#C-3589)



Construction items:

- Wired for cable TV and phone. 200 amp Electric. Pre-treated for termites by Terminix® under slabs & perimeter. Security system includes motion, smoke, water, & temperature detectors. Seamless gutters w/helmet protection guard systems require no cleaning. Solid core interior doors throughout, & 4" base trim.
- Large septic system w/1,500 gal tank & dual drain field system. 5" well & sub. pump, 50 gal power vented water heater, & metered water softener. Copper water supply lines. Radon gas venting system. 30-Year Certain Teed® architectural roof shingles.
- HVAC hi-efficiency propane gas Lennox® furnace & AC w/air cleaner & programmable thermostat. House fully insulated w/R19 walls & R39 ceiling. 2x6 ext. studs, LVLs, tube steel beam, & I-joist flooring. No maintenance vinyl siding and cultured stone exterior. Chipped stone parking area & flagstone sidewalk were intentional designs to incorporate function while aesthetically pleasing & having minimal environmental impact. Cultured Stone fireplace w/Heat-N-Glo® gas log & solid oak mantle. Lakeside cold storage room for water toys, tools, & equipment. Additional 775 SF remaining to be finished in walkout level with studding, insulation, heating, & vapor barrier already installed with extra tall poured walls for 9' basement ceilings. Outdoor lakeside fire-pit & 12x16 sandbox beach area. Beautifully landscaped yard features stone retention wall & "dry creek bed".

Lake Home Features:

- Upper floor master bedroom with large closets w/large 6x5 eyebrow arch window overlooking lake, vaulted ceiling, & Rattan paddle fan. Double bowl sinks in bath.



- Designer grade kitchen: Custom "cottage white" Kraft Maid® cabinets including large island & built-in lunch counter seating. All stainless steel Maytag® appliances including smooth top range, microwave hood, quiet series dishwasher, side by side 25 cu ft ref., garbage disposal, & Moen® pull out spray head faucet.



- 9' Flat ceilings & vaulted ceilings in Master Bedroom & Sun room.
- Designer Moen® & Price Pfister® faucets with pewter finish. American Standard® shower-tubs & stools. Jacuzzi® brand pedestal bath sink.
- All baths feature Italian porcelain tile. ¾" solid maple flooring. Designer carpeting by Tuftex® of California.
- Double-hung Low E/Argon gas filled vinyl windows & 2" wood slat blinds & cellular shades.
- Beautiful coastal lighting sconces, fixtures, & abundant recessed lighting.



- SUN ROOM Designed for the Lake: T&G ¾" pine floor painted traditional "porch grey". Walls are ¾" T&G lapboard siding painted crisp linen white. 8 Windows drink in the sunshine & give way to natural surroundings. Great place to catch a cool summer breeze or curl up with a good book. Also heated to still enjoy those chilly fall & winter days.
- Entire house is beautifully painted & designed. Just bring your sandals & sunscreen & be prepared to Relax!



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