

# 166 LAKESHORE ROAD

## Special Features

### Exterior

- Ravine lot: a serene treed ravine runs along far back of Southwest property line (see Geowarehouse).
- 2.5 car detached garage with tandem door & breezeway.
- Inground heated pool (chlorine) with heat exchanger, fenced with dog run area.
- Wraparound deck connects to primary suite area.
- Mature Trees line fence along road to create privacy barrier.
- Private, long driveway separates the home from Lakeshore Rd, fits 8-10 cars & features elegant brick detail.
- Multiple yard areas including behind garage (ideal for boat parking, hobbyist, pickle ball, etc.).

### Interior

- Windows & skylights flood the rooms with natural light: skylights freshly painted, one in the office, and one over the ensuite tub.
- Sunken Great Room is ideal for large gatherings, featuring 10' high coffered ceiling, built-in shelving entertainment unit; feature gas fireplace; double door walkout & multiple tall picture windows with California shutters overlooking pool & deck with gazebo.
- Well-planned Kitchen with granite Caesarstone countertops, white cabinetry with black matte hardware, undermount sink with window overlooking backyard, and island with seating & dishwasher.
- Executive Office has a fully separate entry door from driveway with ample parking that could easily be designated with a client zone; close to 4pc bathroom that is separated from the primary suite.
- Primary bedroom suite separated by French doors, features XL Ensuite with 2 sinks, independent shower & tub with skylight, private toilet and bidet room, his & hers closets, and doors to outdoor private patio.



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*History* \*as provided by MPAC, previous MLS listings, seller information. Buyer to verify.

- Built in 1940 (MPAC), this land was a farm and the original farm house is located where the dining room and basement currently sit.
- At one time, there were two separate living spaces here with an indoor pool (see 1995 MLS listing).
- Around 1999, the owner at that time built an addition (MPAC), replacing the indoor pool with the sunken great room; added the 2.5 car detached garage & outdoor pool.
- Some interior renovations were completed in the house in 1999; further updates were made by current owners in 2011.

## *Major Systems & Updates*

- Roof 2011, GAF 40 year shingles by Herman's Roofing
- Windows: 1999 on main floor except in dining room & original house bedrooms.
- HVAC is Dual Furnace, Dual A/C & Dual Hot Water Tanks for efficiency; located in basement and in office closet
- Hot Water Tanks are rentals; new HWT located in office closet
- Electrical: 200amp breaker panel + main service disconnect (service entrance switch) up to 300amp
- Brand new in 2026: bidet in primary ensuite, vinyl flooring in sunken great room, stainless steel wall oven, freshly painted kitchen & laundry room; hardware in kitchen; drywall in basement room.



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# NAOMI KNIGHT REAL ESTATE

*Luxury Selection*



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