



**COREY LAKEFRONT:** 11211 Lakeshore Drive, Three Rivers MI 49093 Listing #L-3751

## Custom Construction

Custom design & high quality home by Rick Leland. Brick & cedar exterior. Two coat plaster throughout. High efficiency natural gas furnace & central air. Low energy windows by Andersen®. Custom milled woodwork & oak trim. 25 Ft. Living room ceiling & 10 Ft. ceilings throughout. Extensive use of faux finishes, wall paper & hand painted art by Master Artist. 111 recessed light fixtures. Full masonry & high efficiency fireplace. Custom spiral staircase to bridge joining 2<sup>nd</sup> Story bedrooms/baths & loft overlooking lake and living room. Custom oak flooring in many rooms. Custom pillars. Custom window treatments with silhouette shades throughout. **3 Master Bedrooms!**

## Kitchen and Baths

Custom Dutch Mill & European cabinets, granite counter tops & hammered brass and nickel sinks, tumbled marble & custom ceramic tile in baths, Main floor master bath has heated floor, whirlpool tub, & large walk-in shower. Custom ceramic tile range hood in kitchen. High-end plumbing fixtures of brass & nickel (Grohe®, Concivity®, and Franke®). Walk-in kitchen pantry. Large cooking & eating island with hammered nickel vegetable sink & built-in microwave. Commercial grade appliances of Sub-Zero®, Thermador®, & Bosch®). Thermador® duel fuel range has four high output burners, griddle, & grill with two ovens.

## Other upgrades & appointments

Lakeside Trex® decking with open roofed porch area provides shade and rain protection all with no maintenance vinyl including skylights. This makes for the best view of lake & 3 season dining outdoors. Lawn irrigation system and professional landscaping. Located on small dead-end private street. Private courtyard entry with "Kalamazoo Paver" walkway. 5" Well and submersible pump. Natural gas back-up generator in case of electrical outage. Storage room over attached garage. ADT® monitored full house alarm system. Built-in Bose® music system. Vacu-Flo® central vacuum system with dustpan in kitchen. Ceiling fans throughout. Garden shed. Large septic tank, lift pump, and large drain field with brick retaining walls. (4) Water heaters two were NEW in 2004 & all are electric with gallon capacities of 30, 30, 47, & 50. NEW roof installed in 2008 with 40 year shingles.

