

Stunning Lake House Luxury

Nantucket Style Home in Indiana

OFFERED AT \$2,350,000



7245 Waterview Point Noblesville, Indiana - Carrigan Cove

A Lakefront Estate precisely carved, draws its inspiration from Nantucket and the Adirondacks. Rising from approximately one acre of land with 150 feet of lakefrontage, the magnificent shingle and riverrock exterior gives credence to its charm and beauty. The handsome shingle roof with exposed rafter tails is a perfect topping for this residence with its soft hues and asymmetrical lines.

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KITCHEN: Panoramic Lakeview, Custom Cabinetry, Wide Plank Poplar Floors, Beadboard/Paneled Ceiling and Walls, Open Shelving, Commercial Grades Appliances, Maple and Granite Counter-Tops, (2) Walk- In Pantries, Breakfast Bar, Elaborate Can Lighting System, and Easy Access To Casual Stroll Wooden Staircase that leads to Multi-Level Decks or Lakefront



SUNPORCH: Panoramic Lakeview, Floor to Ceiling True Divided Light Thermal Wood French Doors with Automatic Retractable Screens, Wood Plank /Floors and Ceilings, Shingle Wall Covering, Elaborate Can Lighting System, Hunter Ceiling Fans and Antique Sconce Lighting



DINING ROOM: Lakeview, Fieldstone Flooring, 9ft Ceilings, Floor to Ceiling Wood Burning Double Sided Riverrock Fireplace w/Gas Fire Starter, Pine Paneled Wainscot and Painted Walls, Privacy Pocket Doors, 8 Ft. True Divided Light French Doors and Antique Chandelier



LIVING ROOM: Lakeview, Pine; Mouldings- Baseboards- Walls- Built-in Book Shelves, Floor to Ceiling Double Sided Riverrock Fireplace w/Gas Fire Starter and Leather and Iron Gating, Wide Plank Poplar Flooring, Soaring 9 Ft. Ceiling with Handsome Wrapped Beams, Privacy Pocket Doors and 8 Ft. True Divided Light Thermal Wood French Doors



MASTER BEDROOM: Wide Plank Poplar Floors, Open to Lake, Wood Burning Raised Hearth Riverrock Fireplace/Gas Firestarter, Pine; Mouldings- Baseboards- Walls, and Built-In Bookshelves, separate vanity area, separate sleeping porch



MASTER BATH: Steam Shower, White Bead Board Walls, Mosaic Tile Floors, Antique Hardware, Antique Porcelain Lighting, Custom Soaking Tub, Privacy Pocket Doors, Hidden Access to Exercise Room



FAMILY ROOM: Ceiling Beams, Floor to Ceiling Raised Hearth Riverrock Fireplace w/Gas Log System, Custom Glass Block and Copper Wet Bar w/Icemaker and Refrigerator, Built-In Entertainment Center, Antique Lighting and Hardware, Pine Walls, Walk In Wine Cellar

Interior brims with charm and character. Antique fixtures such as bathtubs, sinks, hardware, lighting, and cabinetry add depth and age. Wide plank poplar and fieldstone floors are used extensively throughout the house. Pine mouldings, baseboards, interior walls, and booked panels, envelop one in a warm glow. ;The rooms are outlined with soaring 9 foot ceilings with handsome wrapped beams. 8 ft custom french doors abound. Pocket doors for privacy throughout. Separate guest suites rests above the garage. Most rooms enjoy the lake view!

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BEDROOM (2) :Wide Plank Poplar Floors, Open to Balcony overlooking Lake, Loft Area



BEDROOM (3) :Wide Plank Poplar Floors, Open to Balcony overlooking Lake, Loft Area



BEDROOM (5) :Bedroom 4 Upper Guest Quarters, Wide Plank Poplar Floors, Attic storage



BEDROOM (6) :Unique "nook" style guest suite, Wide Plank Poplar Floors



BATHROOM(1/2) :Lower Level Adjacent to Family Room, Sports Lockers and Antique Vanity

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ENTRY: Inviting Entry Way with 42" Dutch Door, Interior and Exterior Fieldstone Flooring, Riverrock and Shake Exterior



MAIN LEVEL: Sitting Porch and Patios, Upper Level Sitting Balcony Accessible from Bedrooms, Expansive Green Space with Mature Shade Trees, Winding Pea Gravel Driveway with Towering Serbians for Added Privacy, Access to Adjacent Private Tennis Court and Playground, Zoned Irrigation System



UPPER DECK: Large Upper Level Deck is Great for Entertaining or Private Dining Overlooking the Water. Music Provided by Outdoor Speakers and Deck is flanked by Giant Weeping Willow and Beautiful Mature Perennial Gardens



MID DECK: Mid Level Deck is Great at Night Under the Stars or to Warm Up In After A Swim In The Lake. Spa is Surrounded by Fieldstone Deck and Ivy Covered Riverrock Wall For Added Privacy



LOWER DECK: Lower Level Swimming, Diving, and Lounging Deck, the Only One Of It's Kind. Two Slip Boat House with Power Lifts, Additional Power Boat Lift , Music Provided by Outdoor Speakers



ROSES: Beautiful Climbing Roses and Arbors Abound



GARDENS: Professionally Designed Established Perennial Gardens Surprise You Around Every Corner. Separate Cutting Garden, Twin Stone Staircases (Stone Rescued From Historical Building) Descending To Lake, Antique Benches Placed Throughout Gardens



LAKE: Summer, Fall, Winter, And Spring Breath Taking Views Throughout The Seasons With Approximately 150 Feet Of Lakefrontage

Exterior: The use of shingles and riverrock for the exterior of the house reflects the traditional seaside homes of Nantucket as well as the Adirondacks. 8ft true divided light french doors accompany all levels of the exterior. Inviting balconies, porches, patios, and multi-level lake decking abound. Custom railings extend the horizontal lines of the house.

| OVERVIEW - All Information Deemed Reliable But Not Guaranteed. | |
|---|---|
| Architecture: | Nantucket and the Adirondack |
| Architect / Builder: | David Webster, New York |
| Interior/Garden Design: | Owners, Skip and Susan Hallam |
| PROPERTY DETAILS: | |
| Fireplace: | 3 Riverrock Raised Hearth - (1) Floor to Ceiling Double Sided Wood Burning w/Gas Firestarter Dining Room/Family Room , (1) Floor to Ceiling Lower Level Family Room w/Gas Log System, (1) Master Bedroom Wood Burning w/ Gas Firestarter |
| Exterior: | 42" Dutch Door Entry Way with Interior and Exterior Fieldstone Flooring, Riverrock and Cedar Shake Exterior |
| Exterior Features: | Washed Pea Gravel Driveway , Zoned Irrigation System, access to adjacent Private Tennis Courts and Playground Area |
| Garage Description: | Heated 2 1/2 Car Attached, Carriage Style Garage Doors with Openers, Front Load w/Pegboard Walls & Storage Area |
| Heat: | 3 Independent Gas Forced Air Furnaces (1) Main Level,(1) Guest Quarters above Garage, (1) Main Bedrooms) |
| Air Conditioning: | Separate Central Electric Systems (1 Main, 1 Guest, 1 Main Bedrooms) , Hunter Overhead Ceiling Fan(s) in most rooms |
| Lot Information: | Approximately 1 Acre, DockOwned, Lakefront, OnReservor |
| Landscape: | Approximately150 feet of Lake Frontage, Multiple Mature Perennial Gardens, Cutting Gardens, Mature Shade Trees |
| FEATURES & AMENITIES: | |
| Appliances: | Appliances: Commercial Grade Traulson Glass Front Refrigerator/Freezer w/Icemaker, Stainless Steel (6) Burner Gas Wolf Range w/Double Oven, Viking Professional Hoodfan System, Kitchen Aid Dishwasher, Garbage Disposal and Microwave |
| Equipment: | Two (2) Gas Grills, Inground HotTub/Spa, SecAlrmPd, SmokeAlarm, SumpPump, WtrSftnPd |
| Interior: | Built - In Bookshelves, Wide Plank Poplar Wood and Fieldstone Flooring throughout, 9 ft. Wrapped Beam Ceilings , Wood Casement Thermal Wood Windows, 8 ft. True Divided Light Thermal Wood French Doors, Professional Sound System and Speakers, Hand Hewn Iron Hardware, Antique; Lighting, Hardware, Bathtubs, Sinks, and Cabinetry, Privacy Pocket Doors, Elaborate Lighting System |
| Levels: | 2 Levels |
| Porch/Patios/Balcony: | Seven (7) - (1) Attached All season Sun Porch with Electric Retractable Screens, (1) Main Level Attached Covered Porch, (1) Open Fieldstone Entry Patio, (1) 33 ft. x 33 ft. Mid-Level Wood Deck w/ Custom Railing above Boat House, (1) Lounge Deck w/Inground Spa, (1)Lake Level Sunning Deck w/Diving Board & Ladder and (1) Second Level Balcony spanning second and third Bedrooms w/ access to each bedroom independently |
| ROOM INFORMATION: | |
| Rooms: | 6 Bedrooms, 6.5 Baths, Gourmet Kitchen, Sun Porch, Dinning Room, Living Room, Office, Laundry Room, Exercise Room, Study, Loft Area, Guest Quarters, Lower Level Family Room, Wine Cellar and Wet Bar Area |
| Kitchen Description: | Panoramic Lakeview, Custom Cabinetry, Wide Plank Poplar Floors, Beadboard/Paneled Ceiling and Walls, Open Shelving, Commercial Grades Appliances, Maple and Granite Counter-tops, (2) Walk- in Pantries, Breakfast Bar, Elaborate Can Lighting System, and easy access to casual stroll Wooden Staircase that lead to Multi-level Decks or Lakefront |
| Sunroom Description: | Panoramic Lakeview, Floor to Ceiling True Divided Light Thermal Wood French Doors with Automatic Retractable Screens, Wood Plank /Floors & Ceilings, Shingle Wall Covering, Hunter Ceiling Fans and Antique Sconce Lighting |
| Dinning Description: | Lakeview, Fieldstone Flooring, 9ft Ceilings, Floor to Ceiling Wood Burning Double Sided Riverrock Fireplace w/Gas fire starter, Pine Paneled Wainscot and Painted Walls, Privacy Pocket Doors, 8 ft. True Divided Light French Doors and Antique Chandelier |
| Living Description: | Lakeview, Pine; Mouldings- Baseboards- Walls- Built-in Book Shelves, Floor to Ceiling Double Sided Riverrock Fireplace w/Gas Firestarter and Leather & Iron Gating, Wide Plank Poplar Flooring, Soaring 9 ft. Ceiling with handsome Wrapped Beams, Privacy Pocket Doors and 8 ft. True Divided Light Thermal Wood French Doors |
| Office Description: | Built in Cabinets and Planning Desk Area |
| Laundry Description: | Built in Cabinets, Deep Laundry/Utility Sink |
| Exercise Description: | Entry from Hidden Staircase in Master Bathroom |
| Study Description | Poplar Wide Plank Floors and with Full Bath, Privacy Pocket Doors |

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| Loft Area Description: | Above both Second and Third Upper Level Bedrooms | |
| Guest Quarters Description: | Private Staircase, (2) Bedrooms, (1) Full Bath, Poplar Wide Plank Flooring, Attic Storage, Separate AC/Heating System | |
| Family Description: | Exposed Ceiling Beams, Floor to Ceiling Raised Hearth Riverrock Fireplace w/Gas Log System, Custom Glass Block and Copper Wet Bar w/Icemaker and Refrigerator, Built-in Entertainment Center, Antique Lighting and Hardware, Pine Walls | |
| Wine Description: | Walk-in Wine Cellar | |
| Total Bedrooms: | 6 - (3) Upper Main, (2) Upper Guest, (1) Main | |
| Master Bedroom Description: | Wide Plank Poplar Floors, Open to Lake, Wood Burning Raised Hearth Riverrock Fireplace/Gas Firestarter, Pine; Mouldings- Baseboards- Walls, and Built-in Bookshelves, separate vanity area | |
| Bedroom 2 Upper Main: | Wide Plank Poplar Floors, Open to Balcony overlooking Lake, Loft Area | |
| Bedroom 3 Upper Main: | Wide Plank Poplar Floors, Open to Balcony overlooking Lake, Loft Area | |
| Bedroom 4 Upper Guest Quarters: | Wide Plank Poplar Floors | |
| Bedroom 5 Upper Guest Quarters: | Wide Plank Poplar Floors, Attic storage | |
| Bedroom 6 Main: | unique "nook" style guest suite | |
| Total Full Baths: | 6 - (3) Upper Main, (1) Upper Guest, (2) Main | |
| Total Half Baths: | 1 - (1) Lower Level | |
| Master Bedroom Bath: | Steam Shower, White Bead Board Walls, Mosaic Tile Floors | |
| Bathroom 2 Upper Main: | White Bead Board Walls, Mosaic Tile Floors | |
| Bathroom 3 Upper Main: | White Bead Board Walls, Mosaic Tile Floors | |
| Bathroom 4 Upper Guest Quarters: | White Bead Board Walls, Mosaic Tile Floors | |
| Bathroom 5 Main: | White Bead Board Walls, Mosaic Tile Floors | |
| Bathroom 6 Main: | White Bead Board Walls, Field Stone Flooring | |
| Bathroom 1/2 lower: | Sports Lockers and Antique Vanity | |
| ROOM SIZE / SQUARE FOOTAGE: | | |
| Room | Level | Approx. Size |
| Kitchen | M | 18x19 |
| Sun | M | 21x21 |
| Dining Room | M | 13x19 |
| Living | M | 32x33 |
| Office | M | not available |
| Laundry | M | not available |
| Exercise | U | not available |
| Study | U | 14x12 |
| Family | L | 28x20 |
| Wine | L | not available |
| Master Bedroom | U | 21x14 |
| Bedroom 2 | U | 14x14 |
| Bedroom 3 | U | 15x14 |
| Bedroom 4 | U | 12x16 |
| Bedroom 5 | U | 10x16 |
| Bedroom 6 | M | 8x9 |
| Sqft main: | 2077 | |
| Sqft upper | 1355 | |
| Sqft lower: | 775 | |
| Sqft total calc: | 4207 | |
| SCHOOL / TOWNSHIP INFORMATION: | | |
| School District: | Noblesville | |
| Township: | Noblesville | |
| FINANCIAL INFORMATION: | | |
| Listing Price: | \$2,350,000 | |
| Annual Taxes: | Semi-Tax: \$5,970 | |



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