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L'Immobilier d'Exception
— F R A N C E —

BIRCH HEAVEN LODGE



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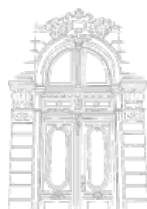
L'Immobilier d'Exception

FRANCE

BIRCH HEAVEN LODGE

Privately sited on a secluded hilltop with 120-degree views to the south overlooking Lake Sunapee and Mount Sunapee, this luxurious home has all the elements of the classic log lodges of the West; unspoiled scenery, privacy and a rugged design that celebrates nature and a remarkable heritage of regional craft and building tradition. Built from logs of Lodgepole Pine and Ponderosa Pine hand hewn and crafted in Montana, the home took three years to design and build, completed in 2009. Hickory hardwood and stone flooring throughout, 13 stone fireplaces, which were carefully handcrafted with stone from Vermont quarries and five separate decks with balusters of peeled branches that overlook a 70' long stream with waterfalls and small pond. A gated entrance with a ¼-mile paved drive leads to a large portico and Porte Cochere attached to the front entry. The grand entrance features stone flooring and a massive log spiral staircase leading to a suspended catwalk on the second floor. The entry opens to the 900 sf Great Room with cathedral log truss ceiling, wall of windows overlooking the view and is anchored by a two-story stone fireplace. Open-design concept, featuring a huge dining and kitchen area with stone fireplace, premium appliances, stone counter tops, gas cooking and deep walk-in pantry and access to a screened porch with fireplace. Very large office and library area; perfect for remote-work sites. Three levels of living space accessible by an elevator offer 7 bedrooms and 9 baths including a first-floor master suite with private covered deck, guest suite with kitchen and private deck, a sleeping porch, and a finished lower level with rec room, kitchen, gym, bedroom and bunk room with direct access to the large stone patio with fire pit, outdoor shower and open lawn for games. Every detail for comfort and convenience has been implemented into this spectacular home. Ground-source (geo thermal) heat pumps for both central heating and air conditioning with in-floor radiant heat throughout, including the 6-bay garage. 20-zone HVAC system. Square-D lighting system, fire suppression, lightening suppression, whole house generator, and reverse osmosis water taps strategically placed throughout the house. Ideal location 5 minutes to I-89 providing quick access to the rest of New England and just a few minutes to Lake Sunapee beach, Harbor, restaurants and Mount Sunapee. 3-minute drive to Sunapee Dewey Beach 4-minute drive to Sunapee Harbor, boat dock, restaurants 10-minute drive to Dartmouth Hitchcock's New London Hospital Facility 11-minute drive to Sunapee Mountain Ski Area 35-minute drive to Dartmouth College

Prix : \$5,900,000.00 USD



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