

1057 Lakeshore Dr. Gravenhurst

### Services

- Newer septic system 2014-2015
- Sanitary line has high efficiency heated line (Retro FM by heat line)
- New sewage grinder pump
- New heated water line from lake with high efficiency line
- New pressure tank
- New UV water filtration system
- 2 propane tanks with self-monitoring system from Budget Propane
- Septic tank pumped 2019 so next pump 3-5 years

### Electrical

- Newer electrical panel
- Newer 10kw generator. Maintained yearly by Gravenhurst Plumbing & Heating
- New electrical with CO<sub>2</sub> & fire detectors throughout
- All new lighting & receptacles

### Heating/AC

- Newer propane furnace and AC

### Plumbing

- New plumbing and fixtures throughout
- Newer jet pump

### Insulation

- Walls are insulated
- Crawl space spray foam R22
- Attic R50 blown insulation
- Attic ventilation added gable end vents and soffit vents added and ridge venting C/W vapour barrier to ceiling.

## Building

- Block foundations
- Crawl space orange rip proof tarp system added to entire floor & up walls and R22 spray foam to walls and perimeter ring joists
- Newer siding with air vapour barrier
- Newer asphalt shingles with full underlayment
- Newer windows
- All new flooring, doors & hardware, ceilings, floors, painting throughout
- New mud room cabinets with granite tops and washer & dryer
- New bathroom finishes including granite counter/vanity and complete shower including cement board backing and added waterproof membrane
- Foundation at landscape side was water-proofed for added protection with delta MS
- Wood fireplace. Fireplace was WETT certified 2018
- Muskoka room
- New kitchen cabinets, granite counters and fridge, stove, dishwasher, over the stove combo microwave and exhaust fan
- Bunkie and waterside cabana building newly finished
- Storage toolshed and woodshed
- New entry sidewalk and landscaping and stone walkway to dock.
- Duct clean completed 2019
- Eaves leaf protection system installed
- All pine floors and ceilings are 1x8 white pine
- Muskoka room is post and beam construction douglas fir lumber & Muskoka puncture proof stackable windows
- All walls throughout are solid pine picwick profile
- High speed bell internet and satellite dish bell
- Newly rebuild crib dock
- Newly stained entry deck 2020

## Financial Info

- Property taxes \$3,249.32
- Propane approx. \$1,850 / year
- Hydro approx. \$1,800 / year

