46 Heron Point – Cottage Features

**Main Cottage**  
  
Designed and built by Altius architecture.  
Combination of steel and oversized LVL support for large window openings.  
Spray foam insulation through ceiling and Header details.  
Exterior insulation of 2 inch Dow SM  
All stud pockets independently sealed.  
Roxul batt insulation throughout for wall.  
ICF block foundation.   
Select Douglasfir ceilings throughout. Solid wood.  
Exposed Douglas fir timber and structural ceiling in vaulted area.   
Select Douglasfir jam extensions  
Polish concrete floors throughout.  
Heated floor throughout.   
Commercial grade windows with 6mm/6mm premium glass.  
Tempered and laminated glass in areas risking break in.  
Sunproject blinds throughout  
Commercial grade oversized sliding doors.  
Abloy keyed doors throughout.   
Designer light fixtures  
200 amp service Buried to house  
Vissmann boiler  
Oversized water supply system including three 20” filters, RO filter and separate drinking water in kitchen.   
Submersible pump with oversized water tank for long cycling.   
Full house hrv, no fan noise in washrooms  
Commercial grade exterior lighting.   
Douglas fir soffits.   
To heat pumps for air conditioning and supplemental heating.   
Electrical system overbill including 20 amp circuits outside  
Buried ethernet wires throughout site to all outbuildings and down to dock.  
Architectural grade caulking will never crack or break down.  
  
  
**Garage and Loft**  
  
Built to a passive house standard  
ICF block first floor  
Architectural glass garage doors.  
Garage door openers  
Entire building spray foamed  
Exterior 4 inches of insulation.   
Garage log with 4 inches of insulation underneath and pex tubing Roughin.   For floor heat.   
Select Douglas fir ceiling.   
LOEWEN windows.   
Building fully serviced and tied into septic system with hot water circulation piping with insulated and heated supply lines underground.  
Heat pump for air conditioning and heating.  
Electric heating back up.   
Heated floor in washroom.   
Whisper quiet fan in washroom.   
Select Douglas fir soffits.  
Commercial grade 50 year PVC roof.  
Cantilevered architectural design.   
Limestone walls and wood walls throughout upper floor.   
No central posts, oversized steel I-beam for structural support.  Oversized LVL framing throughout  
Polk audio and in the ceiling bose speakers

**Bunkie**  
  
Bunkie renovated in 2010.   
Exposed pine vaulted ceiling  
Water supplied from main cottage, filtered.  
Solid maple floors