**Improvements and Upgrades**

\*Replaced all doors (except front doors) with local doors designed for the climate and to improve access to the outdoors and enhance views (same manufacturer as windows which have performed very well)

\* Replaced propane furnace (original installed backwards which seems to have shortened its life!) (about 5 years ago)

\*Replaced air conditioner (summer 2020)

\*Replaced hot water tank

\*Replaced cottage roof (about 5 years ago) and installed venting

\*House completely painted inside and out and regular painting takes place as needed

\*Upgraded all appliances except Thermador 36 inch range and hood to Electrolux Lux Care washer and dryer; Bosch dishwasher; LG top of the line refrigerator; Bosch Speed Oven; Thor beverage and wine fridge.

\*Installed an undersink Reverse Osmosis system to complement whole house filters and UV disinfection

\*Installed a Fujitsu heat pump in games room plus upgraded baseboard

\*Upgraded water pump and water line

\*Rebuilt two biofilter septic beds as per contract (now good for 12-15 years)

\*Extended irrigation system to new locations as landscaping developed

\*Tore down and built cedar staircase to waterfront and installed high visibility lighting to ensure safety and ease use

\*Redesigned cottage driveway and courtyard to maximize privacy and attractiveness (installed berms, tree removal, plantings, granite paving, resurfacing, drainage) with Jenson Landscaping

\* Created new gardens and flower beds which are maintained by Patty Mac

\*Regraded, resurfaced and installed drainage to cart path on the east side of the property and installed down lights from the trees to light it

\* Built two raised, lake-side, cedar entertainment decks on the site of an old shed at the end of the cart path (upper and lower decks with sunrise views)

\*Converted an open porch at the lake side of the cottage to a large Muskoka Room with new roof line, 2 x 8 foot cedar planking, screening, new door to the main living area/kitchen, lighting and ceiling fans.

\*Replaced garage doors with insulated doors and installed a lift system

\*Demolished the coach house apartment and installed two large dormer roof additions to accommodate a large bathroom and a walkout private deck on the forest side (now an oversized garage/coach house).  New window and sliding 5 foot door. Bathroom has heated ceramic floors, large glass shower, contemporary vanity and crystal chandelier. On demand propane water heater in insulated garage and LG heat pump. Installed custom cabinetry to breakfast bar with granite counter and wine fridge.  New rugs, lighting and window coverings.  Roof replaced when cottage roof replaced.  Total space approximately 600 square feet

\*Replaced all outdoor cedar planking on lakeside decks with 2 x 8, 16 foot cedar planks

\*Demolished wall between two small rooms on the east side of the cottage to create large games and entertainment space.  Added new ceiling bracing and large granite Rumford fireplace (note the fireplace goes down to rock foundation. John Flye stonemason design and build).  Custom wrought iron log holder and firescreen.

\*Demolished and rebuilt closets between upstairs bedrooms to improve off season storage and to allow for improved views of the lake (there are only two rooms without a lake view in the whole cottage).

\*Installed New Zealand wool stair runner

\*Installed an ADT security system including heat monitors

\*Replaced most lighting in the cottage with LED

\* Gutted master bathroom in 2018, new glass shower, heated porcelain flooring, Victoria and Albert tub, Toto toilet, electrical, vanity with black quartz, Restoration Hardware throughout, California Shutters, Hans Grohe taps.

\*Upgraded upstairs bathroom and two piece bathroom with new fixtures, vanity and tiling, lighting

\*Built new new docks with three slips and boathouse in 2012 on steel footings.  All cedar with two piece bathroom, hot water heating, treated water and kitchenette with solid walnut counter and under counter refrigerator.  Storage cabinet.  Two indoor extra long slips with Sunstream lifts (new batteries).  Outdoor slip with two Sunstream lifts for jet skis. Large Muskoka Room with automated screening and gas fireplace with local granite facing (John Flye).  Over 2500 square feet of entertainment on the docks.  Arctic Spa on braced steel on the dock.

\*Most recent renovation (2019) included a significant upgrade of the kitchen, including removal of a small antique island unit and replacement with a much larger island to accommodate 4 seats and significant storage with Canadian made cabinetry to co-ordinate with the custom cabinets at the periphery.  Removed pantry fittings and replaced with new upper and lower cabinets and appliances.  Added new trim to co-ordinate. All new high end quartz countertops.  New sink, Hans Grohe taps, new hardware throughout and Spanish hand made backsplash tiles.  Added electrical and complementary light fixtures and chandelier.  New hardware throughout kitchen.

**Additional Features**

-Extremely well built and well maintained home: ICF block foundation; fully winterized; in recent years replaced roof; furnace; central air conditioner; hot water tank; most exterior doors and garage doors and lifts; all decks around house and all cedar stairs to the boathouse; repainted inside and out

-Recent kitchen renovation featuring new island with quartz counters and new cabinetry, handmade Spanish tile backsplash, new high end appliances including Electrolux washer/dryer, Bosch speed oven with convection, microwave, grilling functions, Thor full sized wine, beer and beverage refrigerator

-Recent master bath to the wall renovation featuring Victoria and Albert tub; RH hardware; Han Grohe taps; and quartz topped vanity

-Water filtration, UV sanitization and Reverse Osmosis system servicing kitchen sink

-Down-lighting on golf path; rock lighting around the house and firepit; most lighting converted to LED

-Large Muskoka Room on the dock with fireplace and retractable screens

-Many additional renovations were completed in 2012 including a complete gut and redo of the coach house, two new dormers, new bathroom with underfloor heat, balcony, cabinetry and granite counter; and creating a large family room by putting two rooms together and building a custom granite wood burning fireplace. At that time, the boathouse and decks were also constructed.