

INFORMATION SHEET: 494 SPITHEAD ROAD

Waterfrontage: 126.53 feet
Water Body Name: St. Lawrence River
Channel Name : Cassidy Bay
Waterfront Features: Private Docking, Boat Launch, Clean, Owned

Water: Drilled Well, Water Softner
Sewer: Septic
Taxes: \$7,220.73 (annual 2022)
Heating: Forced Air, Propane, In-Floor, Radiant, Electric, Baseboard

Upgrades and Home Information:

- Guttled main house
- Reconfigured main floor
- Refinished and reconfigured lower floor
- (Framing/drywall/painting)
- Refinished Kitchen and bathrooms
- Water softeners in all sinks throughout both houses
- New 12 foot tall built-in in living room
- Wall paper in living room
- New counters and backsplash
- New mirrors
- New electrical and light fixtures
- New 400V service - had Hydro put in a new line to the house.
- Added internet high antenna
- Extended square footage - veranda became living space - sunroom
- New appliances in both homes
- Blinds/curtains added
- Added and built new double garage
- Finished lower floor in guest house - added 4 rooms / one bathroom/ laundry - new electrical
- Built Ins in library and hallway
- Reconfigured /Drywalled upper floor/ redid bathroom and electrical - new kitchen appliances and island
- Redid driveway and extended it to be circular
- Complete landscaping - boxwoods/grass/planters/urns and flowers.
- Cut and removed all dead trees on property
- Trellises/grass tiles
- Irrigation system throughout
- Added a pool and concrete deck and lighting
- Equipment room/changing room outside
- Electrical/lights for landscaping across entire property
- 2 New A/C units outside of house
- New forced air unit on second floor off the guest closet in main house
- Baseboard heaters upstairs in guest house to reduce gas consumption for heating
- Professionally designed and decorated.

ANNA VOSKAMP

SALES REPRESENTATIVE
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