

Features of 2620 Baguley Road

Outside:

- Professionally-built dock with extra I-beams installed to facilitate future boat port.
- Hydraulic, electric 5000 lb. boat lift (included).
- Sea-doo lift (included).
- Screened-in Gazebo. (propane fire table included).
- Flag Pole (included)
- Fountain (included)
- Lighthouse (NOT included)
- Water pump on beach area used to water grass etc. (included).
- Removable "sail" awnings over front deck (included).
- Complete reroof with ice/water shield professionally installed 2022.
- Septic tank was last pumped out in June 2026. New sewer pump installed at that time.

Main floor:

- 7 Appliances: Oversized washer & dryer, s/s Fridge/icemaker, dishwasher, microwave, induction stove and downstairs fridge/icemaker (all included).
- Kitchen sink contains $\frac{3}{4}$ hp. Garburator (included).
- Living room: book case, desk, Napoleon woodburning stove (all included)
- All window treatments are included.
- Living room: powered blinds with rechargeable built in batteries.
- Thermostat for upstairs gas furnace and A/C is an electronic "Ecobee" connected through WiFi and can be controlled manually or with a smart phone.
- Primary bedroom has two-way dimmer switch for light/fan; ensuite has heated tile floor. Two larger bedrooms have remote controlled light/fan

Basement:

- Furnace is propane and has a two-speed fan and humidifier. Propane is supplied by "Superior" and the storage tank is rented at about \$125/year.
- Hot tub has new custom lid and circulating pump. Television, chemical cupboard and portable pump (for draining tub) are all included.
- Central built-in vacuum with two hoses (upstairs & downstairs) and attachments all included.
- Domestic water filter and water softener installed and serviced by "Water Depot". Water was last tested by local health department in March 2026 and showed no problems.
- Main basement is heated with electric baseboard heaters connected to a second "Ecobee" thermostat (controlled through the WiFi same as above). Note: Hot tub room and storage basement are controlled by their individual thermostats.
- New garage door controller installed in 2024.
- Power hoist on steel I-beam in main garage.
- Workbench and tool shelves are included.