

30 Courtland Road, Shadow Lake

Features and Details

Part of the South Half of Lot 3, Concession 11, being Part 6 on Plan 57R-2590 and Part of the Original Shore Road Allowance in front and being Part 1 on Plan 57R-9364, Geographic Township of Laxton, City of Kawartha Lakes.

A) Lot:

- Current Survey Available
- 166 feet frontage; 0.67 acres

B) Permits and Plans:

- Building Permit Obtained
- Environmental Review Performed
- Development Charges Paid
- Site Grading Plan
- Construction Drawings Approved
- Sewage System Permit Obtained
- Geo-Thermal Heating, Cooling and Ventilation System Designed and Plans Available
- Dredging Permit Pending

C) Proposed Building:

- 2200 sq. ft. (54' X 38')
- Main Floor – 1,684 sq. ft.
 1. Great Room (Vaulted Ceiling, Walk-Out to Deck)
 2. Kitchen (Vaulted Ceiling)
 3. Dining Room (Vaulted Ceiling, Walk-Out to Deck)
 4. Master Bedroom and Ensuite (Vaulted Ceiling, Water Views, Walk-Out to Deck)
 5. Second Bedroom
 6. Bathroom
 7. Laundry
 8. 15' X 15' Screen-in Porch (Off Dining Room Area, Walk-Out to Deck)
- Second Level – 520 sq. ft.
 1. Bedroom Suite – large bedroom, ensuite, walk-in closet
- Wrap-around deck at Lakeside

Features and Details

D) Foundation:

- Nudura Insulated Concrete Form (ICF) Foundation Wall
- ICF wall secured to rock below using micro pile underpinning
- Grade Beams installed
- Nudura-Insulated Concrete Slab poured
- Dry walled
- Laminated Pocket Beams and Floor Package Installed
- Piers and steel beams installed for sun-porch and decking
- Entire foundation is backfilled
- Protected and Ready for wall-framing

E) Site Preparation and Development:

- Cleared
- All organics under footprint have been removed to clay bed
- Excavation filled with shot rock and clear stone
- Entire Site has been significantly elevated with fill and is gently sloped from the foundation wall to the high water mark.
- Swales at either side
- Circular Gravel Driveway at front
- Well and Septic locations selected and approved
- Telephone and Electricity to lot line.