

Features and Details

41 Benson Blvd., Shadow Lake

Foyer (6'7" x 4'4")

- Drywalled ceiling with ceiling light
- Drywalled walls
- Broom closet
- Storage closet below electrical panel closet (200 amp electrical panel)
- Hardwood floor

Bathroom (8'9" x 6'5") – 4 piece

- Drywalled ceiling and walls
- Vinyl tub/shower surround
- Closet contains electric hot water tank
- Electric baseboard heater
- Vinyl flooring

Dining Room (12' x 11' approximate)

- Open concept with Kitchen and Living Room
- Drywalled ceiling with ceiling fan/light combo
- Drywalled walls
- Propane stove
- Hardwood floor

Kitchen (19' x 8'9" approximate)

- **Open concept with Dining Room**
- **Drywalled ceiling and walls**
- **Window above sink overlooking back yard**
- **2 slide windows overlooking side yard**
- **Tiled countertop and backsplash**
- **Dual sink**
- **Electric refrigerator, stove/oven, microwave**
- **100 amp electrical subpanel in upper cabinet**
- **Hardwood floor**

Living Room (20'9" x 12" approximate)

- **Open concept with Dining Room**
- **Painted ceiling**
- **Drywalled walls**
- **Storage closet**
- **2 electric baseboard heaters**
- **Sliding patio door to lakeside Sunroom**
- **Hardwood floor**

Master Bedroom (12'2" x 11'3")

- **Fibre tiled ceiling**
- **Ceiling fan/light combo**
- **Drywalled walls**
- **Closet**
- **Window overlooking front deck/lake**
- **Electric baseboard heater**
- **Hardwood floor**

Bedroom Two (14' x 9'4")

- **Fibre tiled ceiling**
- **Ceiling fan/light combo**
- **Drywalled walls**
- **Window overlooking side yard/driveway**
- **Hardwood floor**

Bedroom Three (13'11" x 9'6")

- **Fibre tiled ceiling**
- **Ceiling fan/light combo**
- **Drywalled walls**
- **Closet**
- **Window overlooking backyard**
- **Hardwood floor**

Sunroom (21'6" x 11'9")

- **Entry from Living Room via sliding patio door**
- **Aluminum ceiling/roof**
- **Ceiling fan/light combo**
- **Aluminum walls with windows on 3 sides plus patio door to lakeside deck**
- **Laminate flooring**

General Information

- **Gravel driveway with parking for 8 or more vehicles**
- **Front lakeside deck (28' x 14'), partially covered, nice lake view**
- **Rear deck from driveway (12' x 9'), floating with partial roof**
- **Asphalt shingled roof, aluminum soffit/fascia**
- **TV antenna/tower**
- **Concrete block foundation with crawlspace underneath**
- **Firepit**
- **Septic tank with raised tile bed and electric effluent pump**
- **Removeable dock (aluminum frames with removeable deck pieces)**
- **Sandy walk-in waterfront**
- **Storage building (20' x 12') behind cottage**
- **Sauna building at east side of property (23' x 12')**
 - **Deck facing lakeside (12' x 12')**
 - **Cedar lined sauna room and sitting/change room**
 - **Shower stall room**
 - **Closet on back of building (outside access) that contains electric hot water tank for the shower stall**
 - **Cabinet with outside access that contain a 40 amp electrical subpanel for building**

Repairs and Updates

- **New driveway (crushed lime) June 2017**
- **New septic motor and septic lines installed in July 2017**
- **New electrical installed September 2017**
- **Entire interior and exterior of cottage has been painted**
- **Crawl space completely cleared of old insulation and floor leveled – ready for spray foam if owner wishes to use cottage year-round**
- **New porch**
- **Addition to dock**
- **Trees removed around cottage septic lines**
- **Three loads of rock dropped beside sauna building to prepare for new garage**
- **New deck**
- **New furniture**