

Improvements

47 Kenhill Beach Drive, Sturgeon Lake

2009

- Replaced all baseboard heaters and thermostats
- Replaced marine railway and installed marine push pull system and installed remote for railway
- Replaced garage door on boathouse
- Added length to dock to accommodate new railway and replaced wood with new cedar
- Replaced carpet and installed dry core in basement
- Moved laundry from basement bathroom to utility room
- Renovated basement bathroom by installing drywall, replaced flooring, installed new vanity and toilet
- Moved crawlspace access from rec room to basement bathroom
- Waterproofed basement by installing footing to east wall, trenching in crawlspace to add weeping tile and rubber membrane to back wall and installing sump pump
- Installed poly sheeting in crawlspace to help avoid ground moisture
- Replaced basement propane fireplace and refaced
- Replaced basement patio door from 6' to 12'
- Replaced main floor woodburning fireplace and refaced
- Replaced bay window on main floor with bow window
- Installed steel beams to boat house foundation to protect against water/ice damage due to culvert draining into boathouse

2010

- Removed original decking, redesigned and installed new deck and screen room and accent lighting
- Replaced all main floor doors
- Installed door to screen room from utility room
- Replaced all main floor windows
- Replaced siding on cottage and added insulation
- Replaced siding on boathouse
- Installed fieldstone to exterior of cottage
- Installed new armor stone retaining wall and steps at shoreline
- Replaced metal roof on cottage and replaced shingles on boathouse to match

2011

- Replaced eaves and soffits on main floor and installed on screen room
- Installed pot lights to exterior main floor
- Cleared back lot
- Removed hedges from roadside of cottage
- Installed stones for garden in front of deck at waterside

2012

- Extended culvert in boathouse to help reduce standing water
- Removed baseboard heating and installed heat pump and ducting
- Extended culvert on back to add parking

2013

- Entire cottage excluding basement bathroom taken down to studs, roof removed, and second story added
- All electrical and plumbing replaced excluding basement bath (was replaced in 2009)
- Entire cottage spray foamed including crawl space and attic blown insulation
- Furnace upgraded to accommodate second story
- Stairs to basement moved
- Utility room divided to add mudroom
- Installed central vac system
- Main floor fireplace replaced and moved
- New chimney installed and bricked to match exterior
- Main floor bath and fixtures replaced
- Solid wood cabinets and island installed in kitchen
- New flooring throughout including carpet in basement
- New lighting throughout

- All interior doors replaced
- Ceiling in master bedroom removed to expose the cathedral ceiling
- Sunroom skylights removed
- Main floor pine ceilings and beams installed
- Fresh paint throughout
- Upgraded water filters and installed UV system
- Septic system upgraded and moved from lake side to back lot
- Water and hydro extended to back lot
- Leaf gutter guard installed
- Garage and driveway installed on back lot
- Installed garage door opener

2014

- Garage spray foamed
- Wood burning stove installed
- Re-shingled boathouse roof to match cottage and garage
- Replaced original foot valve and added and to keep it off of the lake floor

2015

- Installed interlock and flagstone in front of cottage and around lakeside driveway
- Added natural stone steps and jumbo flagstone to side of cottage
- Installed flagstone at base of deck steps
- Flagstone pad for garbage bin installed at roadside
- Garden added to front of cottage
- Garden wall in front of deck replaced
- Garden added to boathouse
- Pergola added to top deck
- Cedar canoe rack installed with gravel and armor stone retaining wall
- Grading from road to boathouse done to ensure diversion of water away from cottage
- Deck extended and privacy screen with louvers and pergola installed along with glass railing
- Deck lighting replaced and added to new section of deck
- Armor stones added around garage to road
- Drainage pipes installed to divert water to culverts
- Trees planted around back lot and one in front of cottage for privacy

2016

- Extended culvert in the boathouse to the water and cemented boathouse floor
- Upgraded railway to 6000 lb capacity
- Installed windows and a new door to boathouse

- Repaired and replaced walls in boathouse as needed
- Replaced garage door to accommodate larger opening
- Installed garage door opener
- Upgraded all wiring in boathouse
- Moved laundry from utility room to main floor
- Installed wireless thermostat to allow remote use

2017

- Boarded garage and boathouse
- Paved driveway on both sides of road
- Installed pump in boathouse to allow exterior taps to be removed from inside water system
- Installed sprinkler system with wireless rain sensor for back lot and roadside of cottage
- Installed backup thermostat in mudroom

2018

- Replaced foot valve for water line

2019

- Installed glass railing to top deck
- Installed privacy screen to top deck
- Upgraded heat trace line to lake
- Installed new sump pump