

# Features and Details

## 58 High Point Road, Shadow Lake

### General Information

- Electrical service entrance is 200 amp. 120/240 volts including FPE breaker panel. Standby generator is a commercial 15 kW Perkins diesel complete with automatic transfer switch (provides standby power to the house within approximately 30 seconds of an outage). Exercises automatically biweekly to ensure that it is ready for power outages. Generator is sized to energize the entire cottage in the event of an outage, including air conditioning, stove, etc.
- Floating dock system - docks remain in water throughout the winter, and winches raise the two ramps similar to a drawbridge. This simple procedure in the Fall can be performed by one person. There is a 30 amp. 120/240 volt breaker panel at the lower deck which supplies power to the lighting and weatherproof receptacles at the dock area. This includes the power/lighting bollard on the boat dock (great for recharging battery-powered boats). The LED area lighting is automatically controlled by a photocell for dusk-to-dawn operation. There is a water line to the lower deck as well, which provides drinkable water at the tap and fresh water for cleaning boats, filling an infant's pool, etc. The shore dock is fastened to the rock shoreline and the understructure is of hot-dipped galvanized steel construction. The floating docks are manufactured by Houston Docks.
- The Automation equipment is manufactured by Crestron, a commercial manufacturer. It integrates the DSC security (alarm) system, Crestron sound system, Yale front door lock, propane furnace, air conditioning and water heater such that these devices and systems can be accessed, monitored and controlled remotely if desired, using a cellphone or computer. For example, the temperature can be turned up or down remotely prior to leaving home so that the cottage is comfortable upon arriving.
- The DSC security system is monitored by the Lanvac central station and includes glassbreak detectors, motion detectors, door/window contacts,

etc. Smoke and carbon monoxide detectors are monitored, as is a low temperature/furnace failure detector and a water detector (“waterbug”) located in basement. The garage is alarmed as well.

- The Crestron sound system can stream music from various sources (e.g. iPod, Sirius XM, cellphone, MP3 player, etc.) to speakers in 3 independent zones: Great Room, Sun Room and back deck. Each zone can play different music simultaneously if desired.
- The CCTV camera system has 4 cameras (dock area, rear deck area, front door/driveway area and Great Room). System includes a commercial-grade Digital Video Recorder that can be accessed, viewed and controlled remotely on a cellphone. The Great Room camera is automatically disabled when the security system is disarmed (i.e. the home is occupied) for privacy reasons. The system can be expanded to a maximum of 8 cameras.
- 4 propane outlets (“jacks”) are installed on the rear deck for any gas-fired appliances such as barbeque, deck heater, fire table, etc.
- Water is provided by a drilled well complete with submersible pump. The water system includes filters, UV light and water softener. Tap water is fine and safe to drink – water cooler in kitchen is due to personal preference only. Well supply is plentiful (never run out in 15 years of ownership).
- Central vacuum system throughout the home (5 inlets).
- Fireplace log set in Great Room is propane-fired with remote control.
- High-speed internet is fibre (i.e. Bell Fibe is currently being utilized).
- Satellite TV is Shaw Direct with 5 TV locations: Great Room, Games Room, Master Bedroom, basement Bedroom and Bunkie.
- Bunkie is insulated and has a 30 amp. 120/240 volt subservice (Square D breaker panel). It has electric heating and through-wall air conditioner.
- Exterior lighting is LED and is controlled automatically by photocells or by interior switching. Interior recessed lighting (“potlights”) are LED as well. The upper deck string lighting is turned on at dusk by photocell and turns off automatically at 12 midnight by timer for energy savings.
- The Municipal road is maintained year-round. Garbage and recycling is picked up weekly on Mondays.
- Shore allowance is owned.

## **Recent Enhancements**

### **2017**

- 80,000 btu propane furnace and high-efficiency air conditioner installed in 2017, complete with HEPA high-efficiency air cleaner. Propane tank levels are monitored remotely by supplier for automatic delivery.
- Asphalt paving installed in 2017.
- Radon gas mitigation system installed in 2017. Air quality test reports indicate lowest possible readings of radon gas.
- Sun Room installed in 2017. Includes an electric radiant heater and a propane-fired stove, both controlled by separate wall thermostats, which can extend the usable season of the Sun Room. All of the windows can be opened for a nice breeze, and they utilize a “hidden screen” feature (the screens are retracted when the window is closed so that you are not looking through a screen).
- All windows (vinyl) in Great Room and games room were new in 2017. Sliding glass door (vinyl) in games room/Sun Room was new in 2017.

### **2015**

- Three sliding glass doors (vinyl) in Great Room were new approx. 2015.

### **2011**

- Steel roof on home, Bunkie and garage in 2011.