

63 Benson Blvd: Improvements

Improvements to the cottage	Year
Duradeck on upper patio	2006
Patio Door	2005
Soffits	2006
Paint	2007
Wood Deck	2005
Houston Marine Premium Cedar Dock	2007
Garage Roof Shingles	2006
Survey by Coe Fisher Cameron	2007
Windows throughout the cottage	2015
Kitchen Renovation	2016
Cedar Lined Premium Bunkie	2010
Engineered Wood Flooring	2010
Main cottage shingles and sky lights replacement	2016
Upper Bathroom Renovation	2016
Lower Bathroom Renovation	2016
Limestone Rock for Driveway	2011
Bedroom Carpeting	2019
Exterior Painting—Kawartha Lakes Painting	2010
Attic Insulation and Crawl space spray foam and dimple board	2016
Heat line for waterline	2016
Insulation for Heat line	2016
Laundry Room Floor, Faucet and Countertop	2019
Couch for Living room	2019
Accent Wood Wall with Mirror	2016
Samsung Smart TV	2016
Concrete pad upgrade (at waterfront)	2020
Pressure Tank	2021
UV Lamp and Sleeve	2021
Walkway	2021



63 Benson Blvd: Inclusions & Exclusions

Inclusions

- Washer and Dryer
- Refrigerator
- Stove
- Dishwasher
- Microwave
- Living room TV
- Dining room Hutch (except for the contents of the hutch)
- Dock
- Metal deck furniture on side of shed (6 chairs and table)
- Full place setting will be left in the kitchen
- Upper deck furniture (2 lounge chairs with cushions)
- All bedroom beds and furniture including bunk beds in Bunkie
- Living room and den furniture as seen
- Coffee table in living room will be replaced with the table in the garage, this table matches the chairs in the living room

Exclusions

- Mirror in Primary Bedroom
- Table and chairs in the sunroom
- some dishes from the kitchen, various bowls, cooking items
- Smeg kettle, Cappuccino Maker, Bread Maker
- All Boats (canoe, kayaks, motor boats)
- All water skis, tubes, paddle board, and all outdoor play items, life jackets
- All outside furniture (unless identified above)
- Bedding
- Floor model fans
- Rolled carpet in den
- Vacuum cleaner
- Personal items—photos, memorabilia, paintings, guitars, paddles
- Garage—all tools, contents at the sellers discretion
- Hammock
- Outdoor bench and table
- Lamp in living room (looks like a tree branch)
- All games and puzzles
- Table in Bunkie
- All items in the metal shed, wood shed and crawl space at seller discretion
- All items in dining room hutch



63 Benson Blvd: More Information

Services

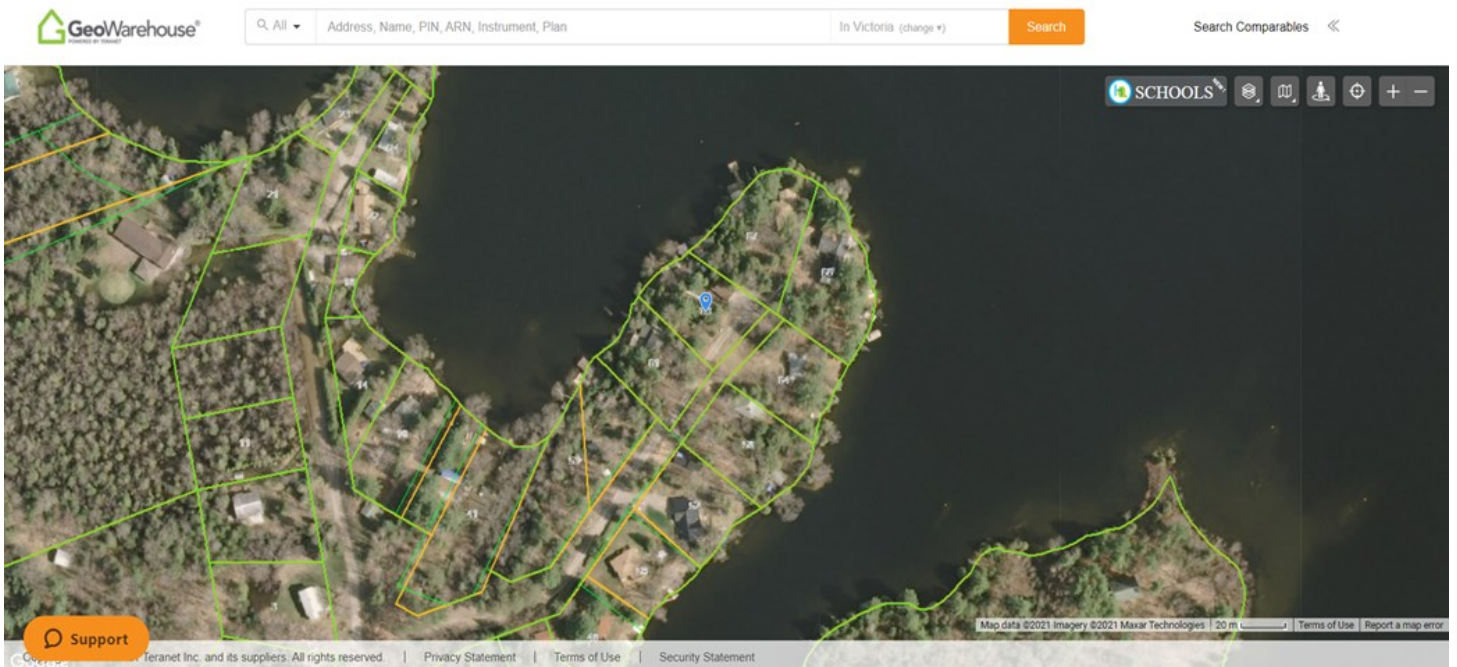
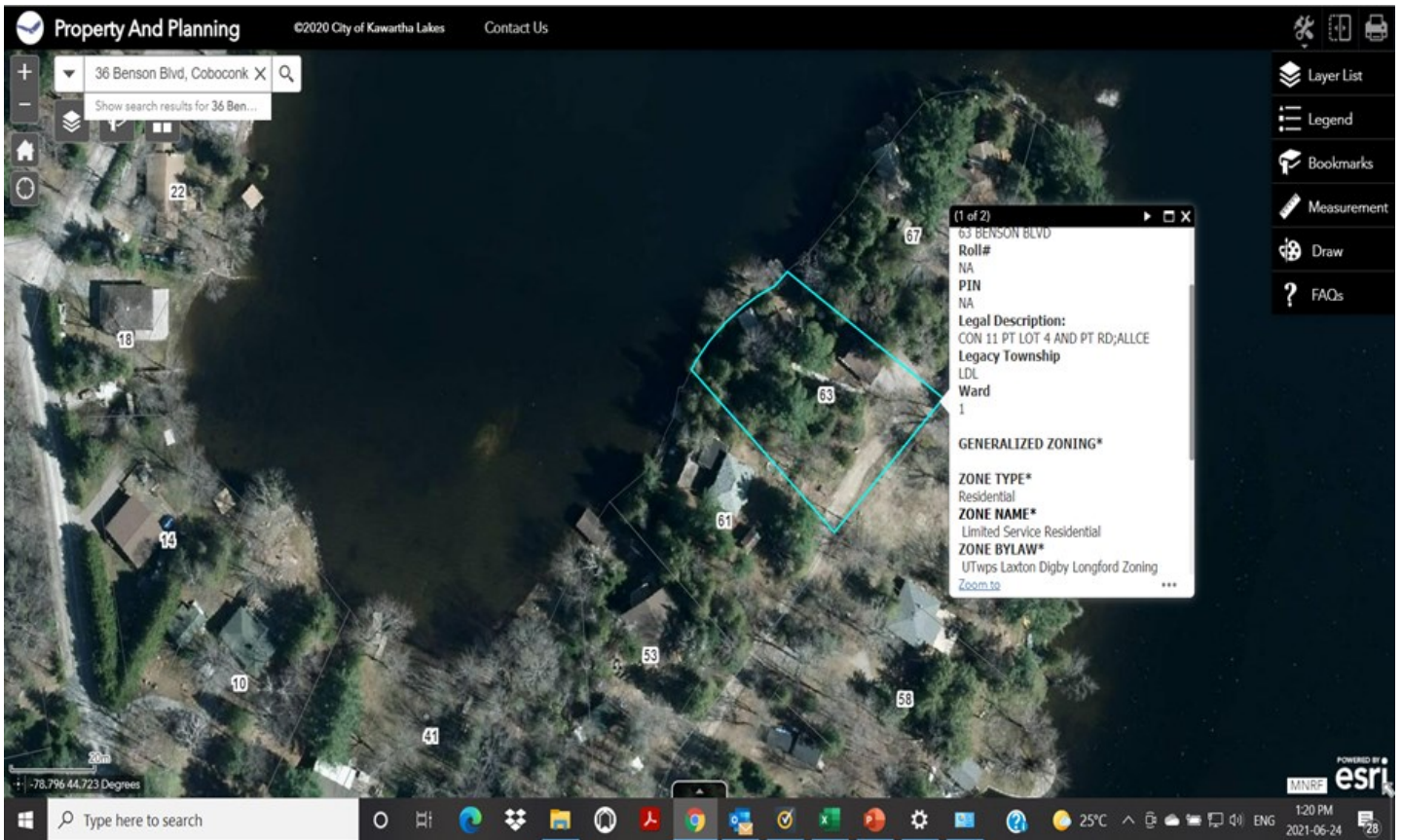
- The cottage is serviced by Bell High Speed Fibe internet
- Sellers used to have Bell ExpressVu for TV, however found the Fibe internet more than enough for their family
- Hydro 2020: Summer April 23 to Oct 23= \$699.68 Winter Oct 23 to April 23 = \$1597.97 (sellers turn thermostat down to 10 degrees when not there)
 - If you were to shut down in the winter, Plumbing Winter closing is \$200 Opening costs \$250 so that off-sets hydro costs
- Benson Blvd is municipally maintained year round including snowplowing

Inner Workings

- All the new insulation (completed in 2016) in the attic and the crawl space was completed to ensure 'critters' cant get into the cottage
- Shingles and sky lights replaced in 2016. Sellers did have one winter where there was an ice dam at one sky light. Resulted in some water damage on the ceiling dry wall. They had the sky light installer come out to see if there is any default in the product or installation. They confirmed all is proper. The recommend would be to have the roof shoveled in heavy snow winters. They have not experienced this again in the last few years
- The laundry room sink empties into the grey water at the outdoor shower. This is the only fixture (aside from the outdoor shower) that does not go into the holding tank
- All sinks, toilets, washing machine are gravity fed into a concrete tank / pump chamber at the side of the cottage (close to the outdoor shower) where it is then pumped up to the 2000 gallon holding tank. Sellers typically pump twice a summer season. Amount of use will dictate number of yearly pump outs.
 - Gary Cake summer pump cost has been \$168.50 + HST (2021)
 - Shephard Environmental pump cost in winter \$165.66 + \$60 disposal fee + HST (2020)
- Kitchen sink has a carbon filter (under the sink) that takes out taste / smell (only on cold water tap)
- Heated water line from the lake has a full filtration system—sediment filter and UV light
- The upper level addition with the circular stair case was added in 1984 by previous owners

Shadow Lake

- More information about Shadow Lake can be found at www.shadowlakes.on.ca There are yearly dues for the lake association \$30/year. This supports the management of the rock lake markers on the lake and the rivers, annual newsletters, website, fishing derby, local support, FOCA membership, water quality work and so forth



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