

64 SHADOW LAKE ROAD 43, COBOCONK

DETAILS

GENERAL

- all rooms except the two washrooms have ceiling fans and the two in the Great Room and the one in the entrance way are on all the time to facilitate air movement
- all floors except the entrance way and the powder room are reclaimed hemlock barnboard
- there s a smoke detector in the Hall and the Kitchen
- there is an access hatch to the crawlspace in the main hall closet floor and an attic access hatch in the Prime bedroom
- the main part of the house ceiling has been insulated with fiberglass bats, to Code, to start and then it was covered with a great deal of blown-in insulation over the bats – R- Value unknown but < 50
- all the outside walls of the garage, shed and the house are covered with 1 ½ inches of wall board insulation, and prefinished board and batten wood siding
- the walls are all 2x6 and except for the shed, are insulated with R-20 fiberglass batts
- the ceilings in the great room and the garage are insulated with R-40 fiberglass batts
- all the interior walls in the garage and the house are insulated for noise with 6 inches of fiberglass batts and the ceiling of the lower part of the garage is insulated with 8-inch batts
- the electrical service is 400 amp with a 200-amp panel in the garage and a 200-amp panel in the house
- the back-up generator is 20 kw and runs everything seamlessly when there is a power outage. You can only tell by the sound of the generator when the power goes out, sometimes.
- the generator does a test run for 30 minutes every Thursday around lunch time
- the well is beside the generator and the water test came back excellent. There is iron in the raw water and there is an iron treatment system on the waterline with the main part being located in the Utility Room.
- the septic tank has been inspected and is working well
- there are two Satellite TV accounts, one for the Great Room and one for the Gym in the Garage

- there are three phone lines running into the Garage, one for phone, one for fax and one for Internet. These have receptacles in the Den, as well.
- we have never required air-conditioning as the windows are positioned to maximise the breezes and the ceiling fans are in every room

GREAT ROOM

- room was built as an addition after the main part due to the existing cottage being used as a residence
- the rock was so high and hard that the elevation of the entrance way and the floor had to be raised
- the existing rock elevation was all over the place, so the floor was poured as a solid pad with reinforcing and a depth of concrete up to 4 or 5 feet, in places, so there is no foundation
- there are four air ducts poured into the floor that stick out of the common wall in the crawl space. These are for future heat or air-exchanger use.
- we consulted with an Arborist to make sure that we prepared the root system of the two oak trees so that they could remain, and the deck could be built around them
- the fireplace will heat most of the house and some of the facing stone is from rock found on the property

KITCHEN

- the backsplash is made up of logs that were found on the property. The end of the bar swings out for more storage.
- the countertops and stove backsplash are solid soapstone
- the stove is brand new
- all cupboards and drawers are soft-close
- we have never hooked up the icemaker in the fridge but that could be done in the future

GARAGE

- all three bays of the garage are insulated and have lights and there are two ceiling heaters that keep it warm in the Winter
- the concrete floor is insulated so it never really gets cold if the heat is on

- there is the potential for four bedrooms up-stairs, but we used three of the rooms for Offices and one for a Gym
- there are ceiling fans in all four up-stairs rooms
- there is an un-finished room at the bottom of the stairs that could be a bathroom in the future. The water line has been run from the house and it is connected to the septic tank under the floor. The electrical is ruffed in as well as the plumbing with two holes through the steel beam being required to run to the hot water tank which can be installed under the stairs where it has already been wired for.

SHED

- the floor of the shed is insulated as well as the outside of the walls
- the electrical is roughed in and the conduit for the feed from the house is installed half-way down the hill
- the east wall is framed to accommodate a future garage or boathouse door, if desired.
- this building could be used for a boathouse, storage, or a Bunkie

WATERFRONT

- the water depth off the end of the docks is at least 10 – 15 ft deep and weed free
- the docks can accommodate several moorings and are great for entertaining
- both the deck off the house and the fire-pit area are very private, due to the trees on the Property and there are several quiet spots that you can use for peace and reflection

CRAWLSPACE

- the crawlspace is only under the house from the great room to the south and it varies from approximately 4 ft to 0 ft in height
- the floor varies from gravel to solid rock
- there is a sump but no pump as there has never been any water down there due to the nature of the bottom and the position on top of the hill
- there is a concrete pad that has been poured to accommodate a central furnace if desired in the future
- the foundation walls are concrete block anchored to rock and they have been insulated with spray-foam insulation, including the plates and headers on the perimeter. This means that the 15-amp heater that is installed in the crawl space is more than enough to keep the crawlspace and the floors warm.

UTILITY ROOM

- the washer & dryer are very new
- the other piece of equipment is part of the iron removal system.
- the panel is 200 amp and is set up to receive a 60-amp feed to the shed