

Features and Details

30 Courtland Road, Shadow Lake

General

- 10-year old custom built beautiful executive cottage/home with amazing view and close to many amenities
- Private road with circular tar and chip driveway
- Tasteful, low maintenance landscaping with armour stone borders
- In-ground irrigation system
- Garage with automatic garage door opener
- House foundation – Nudura ICF (insulated concrete foundation); walls supported by micro piles sunk into the ground and resting on bedrock
- Maibec wood siding on all buildings
- Loft with two bedrooms, bathroom and TV area
- Three bathrooms all with granite counters, two beautiful glass showers, two custom built stone showers
- Hardwood and pot lights throughout
- Satellite, internet and phone line
- Deck across front of house (lakeside) full width of house (69') and varying widths between 8' x 16'
- Minimal steps off deck
- Beach area
- Storage area close to water
- House has soffit lighting (lakeside) and spot lighting (lakeside and driveway side)
- Newer dock with lake sitting area
- Lakeside spot lighting (used at Christmas time to light up ice rink)
- Propane bbq hookup on lakeside deck

Mechanicals

- Honeywell standby generator (20 kw) – automatic startup on utility hydro outage, propane fired, annual generator maintenance program administered by local generator electrician company (Generator Solutions).
- Central vacuum (located in basement)
- Central air
- Heating system – propane forced air furnace (primary), secondary heating is engineered stone fireplace with wood burning airtight insert (Lennox).
- Propane costs were \$2,025 from Nov. 2021 – Oct. 2022
- Hydro costs were \$1,598 from Nov. 2021 – Oct. 2022
- Two owned electric hot water heaters (one for ensuite bathroom, one for the rest of the house)
- UV filter lamp and the water softener are located in the laundry room closet on the main floor
- Heat recovery ventilator (HRV) located in basement
- Drilled well (pump located in basement), pre-filter

Main Level

Hallway

- Drywalled ceiling and walls
- Pot lights
- Coat closet
- Engineered hardwood flooring
- Main entry door to driveway deck, entry door to basement

Living Room

- Vaulted ceiling finished with tongue and groove pine
- Ceiling fan
- Large pot lights to accent the stone fireplace
- Accent lighting on gable wall above the loft
- Drywalled walls
- Large windows on lakeside wall with panoramic view of the lake
- Large custom built engineered stone fireplace with Lennox wood burning fireplace insert and custom-built firewood storage nooks
- Engineered hardwood flooring

Dining Room

- Vaulted ceiling finished with tongue and groove pine
- Hanging light mounted over dining room table
- Drywalled walls
- French door walkout to large lakeside deck
- Patio door walkout to 3 season Sunroom
- Engineered hardwood flooring

Sunroom

- Vaulted ceiling finished with tongue and groove pine (same treatment for walls)
- Sunroom with vinyl/screen stacking windows on all three exterior walls
- Single door walkout to lakeside deck
- Cedar plank flooring

Kitchen

- Vaulted ceiling finished with tongue and groove pine
- Pot lights
- Drywalled walls
- Ceramic tiled backsplash
- Granite countertop (dual sinks), breakfast area with granite countertop
- Stainless steel appliances – refrigerator (new in 2022), electric stove and oven, microwave oven, built-in dishwasher (new in 2021)
- Lot of cabinet and drawer storage
- Engineered hardwood floor

Bathroom

- Drywalled ceiling and walls
- Ceiling fan/light/night lite combo
- Custom shower stall with stone tiled walls and ceramic tiled floor
- Granite countertop (single sink) with vanity storage underneath
- Linen closet
- Stone tiled floor

Laundry Room

- Drywalled ceiling and walls
- Stacked electric clothes washer and dryer (new in 2021)
- Laundry tub with arborite countertop and cabinet storage both above and below the sink
- Closet contains water system UV filter lamp and water softener
- Stone tiled floor

Master Bedroom Hallway

- Drywalled ceiling and walls
- Pot lights
- Large closet (contains embedded cabinet containing the specialty cabling for the house – security system, internet, TV etc.)
- Engineered hardwood flooring

Primary Bedroom

- Drywalled ceiling and walls
- Pot lights
- French door walkout to large lakeside deck
- Engineered hardwood flooring

Ensuite

- 4-piece
- Drywalled ceiling and walls
- Pot lights, ceiling fan/light/night light combo
- Custom built shower with stone tiled walls and ceramic tiled floor
- Granite countertop (dual sinks) with vanity storage underneath
- Linen cabinet
- Stone tiled floor

Bedroom Two

- Drywalled ceiling and walls
- Closet; 2nd closet contains main electrical panel (200 amp)
- Engineered hardwood floor

Upper Level

Loft

- Drywalled ceiling and walls
- Smoke/CO detector
- Linen closet
- Engineered hardwood flooring

Bedroom Three

- Drywalled ceiling and walls
- Closet
- Engineered hardwood flooring

Bedroom Four

- Drywalled ceiling and walls
- Closet
- Engineered hardwood flooring

Bathroom

- 4-piece
- Drywalled ceiling
- Ceiling fan/light/night light combo
- Built-in molded tub/shower insert
- Granite countertop with single sink and vanity storage underneath
- Stone tiled floor

Lower Level (half height crawlspace – 54”)

- Engineered concrete basement floor
- Some mechanicals are located here
 - Central vacuum
 - Two hot water tanks
 - Propane forced air furnace
 - Central air conditioning
 - Pump
 - Pre-filter
 - Heat recovery ventilator

Outside Buildings

Garage (29' x 42' exterior footprint – consists of garage and Bunkie)

- **Garage** (28' x 27' interior dimensions)
 - 2.5 car finished insulated garage
 - Epoxy floor
 - Propane heater
 - Commercial style aluminum ceiling
 - Commercial grade fluorescent lighting
 - Plywood paneled/painted walls
 - 8' x 16' insulated garage door with power opener
 - Custom built shelving/cabinet/workbench (with fluorescent task lighting)
 - Electrical subpanel
 - Firewood storage across back wall
 - Soffit lighting and exterior spot lighting (lakeside and driveway side)
- **Bunkie** (26'7" x 9'10")
 - Ceiling finished with tongue and groove pine
 - Pot lights
 - Drywalled walls
 - Electric baseboard heaters (two)
 - Two casement windows lakeside
 - Vinyl flooring
 - Wraparound deck