

## **49 Kenhill Beach Road**

### **Summary of Major Renovations**

#### **2007**

- Excavated under two front rooms and extended the basement to become the full size of main floor, Golden Mile Masonry
- Replaced the 60-amp service panel with a 200 amp and located it in the new basement area, Ian Cordick, Master Electrician
- Built new reclaimed pine staircase in the Great Room and removed the old staircase, The Oaken Door
- Major regrading of roadside to ensure water drains away from house and not into it following a plan by C. Clayton, Landscape Architect
- Installed new aluminum dock with lounging area, Ritley Marine

#### **2008**

- Purchased architectural cedar panels for stone gate wall arbour and side patio pergola, Borrowed Spaces
- Installed front porch
- Amberlea Landscapes installed stone link walkway to porch, garden path to side patio, and steps to lakeside
- Front sunken garden retaining wall and pond using natural stone from basement excavation
- Formed and installed planting beds
- Planted front and side yard Sunburst Locust and Serviceberry trees
- Regraded entire lakeside for improved aesthetics
- Armour stone installed and new gardens created
- Major planting of all gardens
- Sodded front, side and lakeside lawns
- Renovation to existing plumbing system
- Installed new kitchen and bath fixtures
- Installed new baseboard heaters and thermostats

## **2009**

- Installed back lot double garage and gravel driveway
- Built lakeside cabana, Amberlea Landscapes

## **2010**

- Installed lakeside timber frame covered veranda and Great Room covered deck, Integrity Homes
- Rebuilt stone gate wall pillars and shortened wall to allow for widening of driveway to two car widths, Golden Mile Masonry
- Installed 4" conduit under the road for electrical and water pipes to back lot and new garage
- Paved main and back lot driveways, Rosedale Paving
- House roof shingled with 40-year architectural shingles
- Basement bathroom roughed in
- Major upgrading of plumbing system
- Basement front bedroom framed and insulated
- Back lot garage-large shelving built

## **2011**

- Energy Audit performed and extensive work began
- Insulated exterior of main level with Dow SM
- Installed all new siding on house
- Framed basement and installed all new insulation, far exceeding the building code on main and lower levels
- Installed new ultra efficient furnace with heat pump and new ductwork, Mitsubishi Zuba Central, Climate Controllers
- Installed natural stone facing on 4 exterior wall areas, Golden Mile Masonry
- Built cabana deck
- Railing installed on Great Room covered deck, Raildek

## **2012**

- New windows and doors
- New aluminum eaves trough, down pipes, timber frame addition soffit and fascia
- Electrical run to pond garden, back lot and back lot garage, garage electrical panel and wiring
- Shingled main lot garage
- Purchased hot tub, International Pool and Spa
- Landscape lighting system installed, Durham Lightsource & Design

## **2013**

- Major boathouse rebuild and renovation
- New marine rail push pull system and new aluminum rail sections installed, Ritley Marine

## **2014**

- Airtight woodstove installed in Great Room, Southern Comfort
- Built the beautiful home at 55 Kenhill Beach Road from 2014 to mid 2016

## **2016**

- Main floor gutted to the bare studs, floors leveled, master bedroom and ensuite ceiling raised, interior walls removed and new walls built

## **2017**

- All new electrical wiring circuits throughout
- Plumbing system renovated for new room layouts
- Exterior walls and attic insulated, drywall and tongue and groove ceilings installed
- New flooring installed throughout
- New shaker style doors with frosted glass inserts installed
- New bathroom cabinetry and fixtures
- New kitchen cabinetry and appliances installed

- Trim installed
- Interior painted
- Light fixtures installed
- New main garage doors and 2 bow windows installed
- New main garage siding
- Back lot shed built
- Vegetable garden prepared behind back lot garage

## **2018**

- Concrete waterfront repaired and boathouse walkway built
- Main garage interior completely renovated with new wiring, insulation, heating, drywall and tongue and groove cedar, lighting, floor covering and air conditioning for temporary use as a Bunkie
- More trees, shrubs and plants
- Finishing touches