

# PROPERTY FEATURES

## 353 LAKESHORE RD, COBOURG

- Home is heated and cooled via a 6 ton geothermal heat pump which also heats the hot water when running.
- Prior to the geothermal installation (2008) an energy audit was completed on the home and it was rated as most efficient or high.
- ERV Gold Series recovery system integrated with the geothermal for maximum air exchange efficiency.
- In 2014 the entire roof was replaced with GAF High Definition shingles which carry a Lifetime Manufacturers Warranty. (Documentation available).
- Ground water from around the house as well as downspouts and sump pump is discharged to the beach via three underground tiles.
- In 2014 the three garage doors were replaced with Premium Series Coplay insulated steel doors.
- The drilled well is 25 ft. in depth with a pump rate of 42 gal/min when only 8 gal/min is required to run a home of this size. Water quality has been regularly tested for both contaminants and taste quality with no deficiencies detected and taste quality is high.
- The home is totally wired with a monitored alarm system that includes door contacts, motion sensors, glass breaks, fire and carbon monoxide detectors. The sump is also monitored along with an automatic back-up pump.
- The home is wired for Satellite TV and Satellite internet. Wireless internet is also available at this location.
- The great room, kitchen and dining room are wired for stereo surround sound.
- The kitchen stove is a WOLF dual fuel (gas top and electric oven).
- Jacuzzi tub in master bedroom.
- The deck is covered with a motorized awning.
- The two hot water tanks and propane tank belong to the home (not rented).
- The chiller unit in the wine cellar measures liquid temperature rather than the ambient air temperature for greater accuracy.
- Professional, custom built aluminum stairs provide beach access for the enjoyment of water sports and evening bonfires.
- Driveway paved with a 'DOUBLE LIFT' by The Miller Group.