

Improvements/Notes from the client – 9 Cedar Grove Road

- Our Lot is #5 in the southeast corner of Echo Bay.
- At the end of the driveway (Cedar Grove) is #9 for fire road.
- Here is the GPS should take you right there. <https://maps.app.goo.gl/jMcApgK8YC3Zz4jD6>
- We purchased fall of 2017 (moved in summer 2018). Approx. 725sqft bungalow. No plumbing. No electrical. Then Gutted it. Raised. Insulation. Plumbing. Electrical. Sub floor. Shingles.....everything. Added a large 2 story addition on the side, main floor 750sqft, second story is approx. 400 sq ft. over looking the main room. Exterior walls in upstairs are 8', middle would be approx. 13', so 22' ish from main floor.
- Floors on cabin are spray foamed 4". Heat traced lake drawn water pump with drain back. Rinseable filter, then 3 big blue filters, then UV lamp. Drinkable on every tap. Appliances are all new a few years ago. 36" double door fridge, with water/ice. Dishwasher. Two bath rooms. Full shower tub in main. Ensuite bathroom has stand up shower. New hot water tank. New septic field. New septic tank (heat trace up to field if needed).
- Purchased the 66 reserve.
- 60' crib dock (original). Have 35' extension floaters on crib dock.
- Shed. Outhouse. Crushed granite driveway.
- 100amp New panel and service. Log siding. All pine interior. Laminate floors. Starlink (everything is wifi controlled- fans, lights, heat).
- Baseboard heat. New wood stove done by Blair Beasant from Kenora. Also have a large MiniSplit Heat/AC unit. Hunter fans in every room.
- Addition is on concrete footing. Original is on post/pad with adjustable teleposts on each. Plumbing is all sprayfoamed in under in an accessible box. Wifi controlled heater.
- Gutter guards/new eaves etc all 2018 (Mark It eaves from Kenora)
- Solar black out blinds/remote top level, bottom black out on chains
- Mini Split was 2022. Wifi Controlled (sensibo)
- UV lamp replaced July 2024 (good for 2 years now)
- 3x String wound filters replace June 2024 (good for 6 months ish)
- 50micron rinseable filter first inline
- Heat trace water line with added Timer to reduce consumption
- 4" spray foam floors – Atlas sprayfoam from Winnipeg
- Roxul sound insulation between every bedroom interior wall. Also under the floor of bedroom and kitchen
- All electrical and plumbing is brand new 2018
- Hot water tank- 2018
- Shingles 2018
- Water system has drain back
- Heat trace to septic field (if ever needed- rare)
- Sump pump under addition. Also interior and exterior weeping tile on addition.
- Adjustable posts on post/pad part
- Sprayfoamed and heated plumbing box
- Windows all 2018
- Floating ramp and floating extension (dock)

- Wifi controlled MiniSplit
- Wifi controlled Dock light, porch lights, back lights
- Wifi controlled fans
- Wifi controlled heat
- 66' surveyed/purchased
- Appliances (fridge, stove, dishwasher, washer and dryer) all brand new 2019
- Wood stove WETT certified. Bought at installed by blair besant.
- Hunter Douglas fans in all bedrooms, kitchen, living room.
- All T&G interior pine and exterior log from Cottage Depot in Manitoba.
- Septic done and permitted (shan Robertson) 2018.
- We are looking to give up possession Sept 12th or later. We get possession Sept 10th, need 2 days to move things over.
- We are taking with us: starlink, TVs, Hose reel, riding lawnmower, boats, side by side and cameras.
- Beds can be negotiated, couches as well if needed. We did plan on taking them but can part with if needed.
- Appliances all included.
- Taxes approx. \$1,400/yr
- Heat trace with timer
- Approx 8' deep off dock end. Usually have some beach near bottom of stairs.