

1445 Trent Lane – Hastings, ON K0L 2V0

Highlights, Overhauls and Upgrades Worth Mentioning:

- ✓ QUITE SIMPLY ... ONE OF THE FINEST FINISHED COTTAGES, ONE OF THE MOST EFFICIENT, ON ONE OF THE BEST LOTS, ONE THAT HAS THOUGHTOUT OF EVERYTHING, ONE THAT HAS NOT SHORT SIGHTED ANY ASPECT AND FINALLY IS LOCATED ON ONE OF THE BEST AND LONGEST STRETCHES OF THE FAMOUS TRENT SEVERN WATERWAY
- ✓ PROFESSIONALLY ENGINEERED ROOF TRUSSES TO MEET OBC SNOW LOADS
- ✓ PRECISELY POSITIONED TO ENJOY APPROXIMATELY 24KM OF UNINTERRUPTED LOCK TO LOCK WATERWAY
- ✓ CENTURY RIB STEEL ROOF WITH BLUE MEMBRANE
- ✓ BLOWN-IN INSULATED CEILINGS
- ✓ INSULATED 2 X 6 EXTERIOR STUD WALLS
- ✓ BRILLIANT 9 FOOT CEILINGS
- ✓ 14" DEEP INSULATED FLOOR TRUSSES
- ✓ UNDERSIDE OF COTTAGE ENCLOSED WITH STEEL PANELS
- ✓ MICROSCREEN LEAF GUARDS ON ALL EVESTROUGHS
- ✓ CASEMENTS, FIXED WINDOWS AND SLIDING DOOR ARE DOUBLE PANED, LOW E AND ARGON FILLED
- ✓ CLEAR TEMPERED GLASS & ALUMINIUM RAILINGS BY REGAL
- ✓ VARIABLE SPEED OUTDOOR CEILING FAN OVER ENCLOSED 17' x 20' ELEVATED DURODECK SPACE OFFERING UP SOME SPECTACULAR VIEWS
- ✓ EXISTING 6" DRILLED WELL OUTFITTED WITH NEW LINES AND SUBMERSIBLE PUMP 2019
- ✓ INCOMING WATER LINE IS HEATED BELOW -10 DEGREES C
- ✓ ON-DEMAND WATER HEATER
- ✓ SPECTACULAR 3 STAGE WATER FILTRATION SYSTEM
- ✓ MITSUBISHI HEAT EXCHANGER MODEL: MSZ-FH15NA
- ✓ STROBE LIGHT SMOKE & CO ALARM SYSTEM
- ✓ THREE SPEED REMOTE CONTROLLED BEDROOM CEILING FANS C/W DIFFUSED LED LIGHT
- ✓ SOUND PROOFED INTERIOR DOORS
- ✓ SOUND PROOFING IN WASHROOM WALLS
- ✓ DUCTED LIFE BREATH SYSTEM FOR UNIFORM ROOM TEMPERATURE AND FRESH AIR EXCHANGE
- ✓ WIDE 36 INCH STEEL ENTRANCE DOOR W/ STAINED GLASS PRIVACY PANEL
- ✓ BEGA HIGH END RECESSED DOWNLIGHTS LOCATED 1 AT ENTRANCE DOOR AND 2 OVER ENCLOSED DECK
- ✓ LOCKED GFI DUPLEX RECEPTACLE AT ENTRANCE FOR HEATED WATER LINE
- ✓ RECESSED LED DOWNLIGHTS ALONG NORTH WALL AND SOUTH WALLS
- ✓ ROBUST PRECISION DIE CAST BOLLARD LIGHT BY BEGA (NEAR END OF HOLDING TANK)
- ✓ MITSUBISHI MINI-SPLIT HEAT EXCHANGE SYSTEM WITH REMOTE HAND CONTROL
- ✓ LIFE BREATH DUCTED VENTILATION SYSTEM KEEPS AIR FRESH AND MAINTAINS EVEN ROOM TEMPERATURES THROUGH OUT
- ✓ FLUORESCENT TWO LIGHT SURFACE WALL SCONCE WITH BI-DIRECTIONAL HANDBLOWN THREE PLY OPAL DIFFUSERS POLISHED CHROME GUARDS BY GLASHUTTE LIMBURG OF GERMANY PROVIDE SOFT ILLUMINATION AT NIGHT
- ✓ BIDET SEAT COVER WITH REMOTE HAND CONTROL
- ✓ FILTERED SHOWER HEAD
- ✓ HIGH SPEED BATHROOM CEILING FAN
- ✓ LIFE BREATH 20/40/60 MINUTE ELECTRONIC TIME CONTROLLED AIR EXCHANGE WITH LED INDICATORS IN BATHROOM AND KITCHEN AREA
- ✓ LET YOUR IMAGINATION WONDER, TRADE IN YOUR STATUS QUO, TAKE A LEAP OF FAITH AND WELCOME TO YOUR BRAND-NEW WATERFRONT PARADISE!!