

## FEATURES

- South facing, sunny exposure, sheltered from wind, located in established neighbourhood
- 15 minute walk to Snug Cove, Ferry, School, Pebbly Beach
- 5 minute walk to Crippen Park trails
- On the school bus and transit bus route
- Separate entrance guest suite with its own laundry
- Peek-a-boo view of Deep Bay
- Fenced veggie garden with attached deck
- Flat grassy area in the backyard
- Lots of storage in the house
- Covered outdoor seating area
- Jotul wood-burning stove (WETT certified)
- Garage, workshop, wood shed

## BUILDING and RENOVATIONS

- 1925: Originally built (with additional rooms added in the 1950s)
- 1980s: Conversion from 'cabin' to 'house'; house raised and added one floor with extensive renovations throughout including cedar siding, new windows and new roof, new wiring and plumbing, new septic system, parquet flooring
- 2003: New roof construction, extending roof to cover outdoor seating area
- 2009: New guest bathroom with heated floors
- 2012: New windows in guest suite
- 2010: Septic system updates: new distribution box and drain field renewed
- 2014: New kitchen - stove with induction top and two ovens (one convection), quartz countertops, glass tiled backsplash, under sink water filtration which extends to the guest suite kitchenette, heated floors

**Heat:** Electric baseboard, wood-burning stove

**Sewer:** Septic

**Water:** Cove Bay Water System