

EXTERIOR Property Features - 1523 Snyder Bay Lane

- 1.) Sand beach at waters edge
- 2.) Gradual increase of lake depth with sand bottom - Great for young children
- 3.) Heavily maintained Boathouse with upper storage (New Cribs and floor installed 2018 - Metal Roof)
 - Integrity secure for several more generations
 - 4" Big 'O' Piping installed to Mechanical room in Basement of home (Provides Chase for future ... i.e. Sonos Music system, Satellite TV, Internet etc)
 - Upper center beam provides eye-bolt for Swing on lake side of Boathouse
 - Large Deck with graduated boat launch
 - 14' Fishing Boat and Canoe included in sale
- 4.) Custom Aluminum Dock with Hand-Winch to extract/suspend over water in the fall (New Cribs Constructed 2018)
- 5.) Pontoon Boat Storage Area prepared next to lake and Wood Storage
- 6.) Large Fire-Pit with Flagstone Surface & Rock Retaining Wall (Flagstone being installed July, 2019)
- 7.) Fire-Wood Curing/Storage Shed recently constructed near Fire-Pit (With Transparent engineered clear roofing - Aids Wood Curing)
- 8.) Sunrise Spa Model S-105 Six Adult (With Cover lifter & other upgrades including LED Lights, Wi-Fi, Ozonator, UV, Large Pump +)
- 9.) Privacy Wall adjacent to Spa (Includes Civil Engineered/Approved Concrete Retaining Wall).
- 10.) Landscaping
 - Several Rock Retaining Walls
 - Stone Stairways
 - Flagstone walkway w/Flower-Bed from Stone stairs at Garage to Front Entrance (Installed July 2019)
 - Separate Driveway to Garage
 - Half Moon Driveway to Front Entrance
 - Separate/Additional parking stalls
 - Designated area for future Volleyball Court included in yard design
 - Unhealthy Trees previously removed
- 11.) Integrated RV Pad - Includes all Utilities (i.e. Two Potable Water lines, Propane, Electrical w/60 AMP Wiring, Internet, Sewer)
- 12.) Utility Shed with Concrete Floor, Work bench and Electricity
- 13.) Acreage Water Management design/installation
 - Eaves-trough downspouts routed away from home via Underground Piping
 - Double length 24" Culvert installed to route roadside run-off to lake
 - Catch Basin installed in roadside yard (Routes run-off water underground to lake)

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- 14.) Large Propane Tank feeds home (Fill up once/year in the fall)
- Sitting on Concrete Slab with Manifold for future expansion
- 15.) 20 kW Electrical Emergency Generator automatically feeds home in the event of an Hydro-One Outage
- 16.) Exterior Electrical Panel in place for future landscape lighting
- 17.) All Exterior lighting is LED; reduces electrical consumption
- 18.) All existing exterior lighting is controlled remotely via Security System
- 19.) Automatic LED Sconce Lighting exists on upper and lower decks (Controlled via Security System)
- 20.) Gas fireplace on upper deck (Two-way to Master Bedroom)
- 21.) Exterior Sound System (speakers) at Privacy wall and eaves in Upper deck is integrated with interior Sonus System
- 22.) Concrete slab at main front entrance is equipped with Snow Melt via Geo-Thermal System
- 23.) Large diameter Eaves-troughs installed on home - with Leaf Guard
- 24.) Metal Roofing with Ice Dams (Roofing Heat Tape electrical control managed remotely via Security System)
- 25.) Exterior Water supply available via two separate Hose Bibs - One located near Hot tub and the other near Garage
- 26.) Three Man-Made Vinyl Boulders Camouflage Exterior Utilities
- 27.) Conical Food Digester onsite and ready for installation
- 28.) The property was re-surveyed in 2018 and all pins confirmed.
- 29.) Significant planning & design has been invested outside of the home.
- 30.) Adjacent to Bon-Echo Provincial; Park
- 31.) Hiking trails, natural rock embankments with many climbing/exploring opportunities (Inside & Outside of Bon Echo Park)
- 32.) Property Surrounded by Crown-Land; no future development