

# FAQs

741 Jeffrey Lake Road

## WHAT ARE THE MONTHLY UTILITIES COSTS?

- 2024 cottage insurance: \$1,396.44 annually
- Hydro One bills: Average \$140.35/month over the last 12 months
- Propane bills: Average \$275/month in 2023

## WHERE ARE THE WELL AND SEPTIC LOCATED?

- Well: Underneath the screened-in porch, accessed through an insert in the carpet, drilled 115 ft deep
- Septic: Full septic tank and tile bed system, tanks are by the deck, pumped up to the tile bed behind the garage

## IS THE COTTAGE USED YEAR-ROUND OR WINTERIZED?

- It was built as a year round home/ four season cottage. The cottage is all ICF. It would be very easy to shut down for the winter if one didn't want to keep it heated.
- The bridge between the dock is removed and the dock is anchored with ropes. The lift requires no special winterizing and was serviced recently by Incline Elevation in Muskoka.
- The roads are municipal roads and are therefore maintained throughout the winter.

## RECENT UPDATES

- Steel Roof on House
- Steel Roof on Bunkie
- Asphalt Shingle Roof on Garage
- Septic has been serviced

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## HOW ARE THE MAIN SPECS?

- Heating - Radiant in floor heating via a high efficiency propane boiler system
- Cooling - Wall Unit Air Conditioner
- Water - Drilled Well and Septic System
- Viceroy home
- All glass solarium
- ICF Foundation
- Cathedral Pine Ceilings
- Municipally maintained road
- 5 minutes to Bancroft

## WHAT IS THE SHORELINE AND WATERFRONT?

This waterfront property boasts a private and picturesque setting with 500 feet of owned shoreline, ensuring exclusive access and use. The shoreline features a unique limestone edge, perfect for wading into the water, which then dramatically drops off into 20 feet of deep, clear lake water. The absence of weeds contributes to the clean, pristine condition of the waterfront, enhancing the natural beauty and enjoyment of the area. Completing the scenic outdoor space is a floating dock, ideal for launching a canoe, securing a boat, or simply enjoying the serene waterscape. This waterfront setup is perfect for swimming, fishing, and all kinds of water activities, offering both relaxation and adventure.