

PROPERTY UPGRADES

788277 Beaver Valley Rd

- New Hydronic System for rads
- Brand new Luxury Vinyl Plank throughout retreat portion of building
- New water filtration system
- State of the art Commercial kitchen with fire suppression system
- Brand new insulation in attic
- New Soundproof insulation between each retreat bedroom
- In floor heated bathrooms throughout
- Brand new bathroom throughout with new features (toilets, sinks, faucets and shower controls)
- New high end double insulated aluminum picture windows in 8 retreat bedrooms
- Solid Poplar doors and casing throughout and brand new trim and caulking
- Custom landscape lighting
- Brand new exposed aggregate walkways and porch
- New fully painted inside all doors, trim, casing
- New custom rear sun facing deck and slider door
- 50 x 50 cedar yoga deck with a 30 foot yard base ready for a yurt
- Restored log cabin with a bedroom and electrical, and a wood-burning fireplace
- Cafeteria is roughed in for a full service Café all plumbing and electrical roughed in
- Infrared cedar sauna in the basement
- Install two new Perfect Aire® PTAC Unit with Electric Heat, 14700/14500 BTU Cool, 230V for main floor bedrooms
- Brand new shared handicap bathroom built to Ontario Building Code
- Brand new handicap bedroom and ensuite built to Ontario Building Coded slider door

HVAC Upgrade Details:

Lennox Merit - 70,000 BTUH - 96% - 2 Stage - ML296UH70XV36B

- Code compliant 636 venting for the furnace
- Gas connection on the furnace
- Gravity floor drain or condensate pump installed for furnace
- Reseal venting holes penetrating the envelope of your home
- Furnace will be hung in attic

Lifetime heat exchanger warranty, and 10 year parts warranty. This product has an installation labour warranty of one year covered by Air Source Home Comfort.

Lennox Merit - 3 Ton - 13 SEER - XC13N036-230

- Worry-Free Package included
- Indoor Evaporator
- AC drain to the floor drain
- Patio stone on limestone screening - Outdoor electrical disconnect

10-year parts and compressor warranty. This product has an installation labour warranty of one year covered by Air Source Home Comfort.

PROPERTY UPGRADES

788277 Beaver Valley Rd

Electrical Upgrade Details:

- Replace 2 x 3-phase distribution panels in main electrical room
 - Installed new conduit & wiring to outside rear of building for future hot tub/sauna, lighting etc
 - Deleted and repurposed branch circuit wiring throughout main floor and second floor for renovation
 - Rewired main kitchen area - delete island, wire feature wall lighting & power
 - Added 2 x 100A single phase sub-panels on main floor and second floor for new wiring
 - Deleted light fixtures throughout main & second floors, replaced with recessed LEDs and new light fixtures
 - Wired guest room power & lighting - dedicated desk plugs in each room
 - Wired 2 ensuite bathrooms power, lighting, exhaust fans
 - Wired second floor washrooms power, lighting, exhaust fans, floor heat circuits
 - Wired 2 main floor accessible washrooms power, lighting, exhaust fans, low voltage wiring for door openers & call for help system
 - Installed Lutron Caseta smart lighting control system throughout c/w occupancy sensors - smart bridge installed & programmed
 - New lighting & dedicated plugs in Control Room
 - Conduit & wiring for Rogers internet
 - Wired coffee & wine bar area - dedicated circuits provided
 - Troubleshoot & repaired existing heaters throughout
 - New lighting in entrance and lobby - recessed LEDs & accent lighting, rough in for light fixtures (not installed)
 - Replaced exterior security light
-