**6 CLYDEBANK DRIVE**

**Mancave / Workshop:**

Timber Framed (12”) walls well insulated

60 amps sub-panel

30A 240 V line for welder/or ready for charging Electric Vehicle

Rough in connection for low voltage lighting around exterior of workshop, potting shed

Control panel for Aux Water supply control with rough in for door alarm contacts linked to Main House

Central vac with connections inside and out and in basement

2 gas lines roughed in for future workshop heater and propane too House

Provision for 100lb Propane Tank

Rough in for Gas Heater Thermostat

Roughed in plumbing behind work bench for wet sink

Compressed air outlet

Driveway alarm

Hard wired ethernet connections to home network

Automatic Flush Urinal

S/S bar sink

Urinal and sink drain to basement and pumped to dry well behind garage shop

Sump Hi-Level alarm

Bose Surround Speakers included

Fully ventilated both floors with circulation under the slab too warm

Attic above for extra storage with lighting and convenience receptacle

Basement access via hidden stair and large Hatch

Ethernet port in basement

Exhaust Fan in basement

3/4 hp Garage door opener with battery Backup and keypad

Led Lighting through out

Front Canopy has motion activated lighting

West side has dusk to dawn Led lighting too rear of workshop

Wood storage (6 face cords) or summer storage with Lighting at rear

30A Backup generator connection at side rear of Workshop to

**Main Garage:**

Aux water control Panel (summer and winter use available) Freeze Warning indicator

Storage above Garage Door

Storage Shelving included

Central vac

Ceiling speakers linked to Media room but not connected at receiver

Large slide storage compartment (under stairs)

Dual garage door controllers for both doors

Fully insulated

Garage Door open close indicators inside above man door

Air Compressor connection too laundry room for winter blow out of irrigation and aux water lines

Workbench with storage

Garage Pantry / Storage Room

Upright Freezer

Insulated room

Cat 6 and TV connection provided

Laminate Flooring

Lighted Storage cubby

**Exterior:**

Low voltage wiring everywhere for lighting

Roughed in conduit lines underground by patio for future wiring plans Pool / Hot tub

Septic located at the front of property (lids exposed)

Well is located under fountain inside fenced back yard

Speaker Jacks in fenced backyard feed from Utility room

**Tower Area**

80’ Tower

Wisp tower agreement carries on as normal (free hi-speed internet) or new owner can cancel with provider with 3 months notice

Tower Shed with Motion activated flood lights

30 amp 240v pony panel

Water available in and around Tower Shed (kennel and planting beds)

Tower mounted Antennas (OTA) feeds to Utility room

Fenced Dog Kennel with dig out preventive measures with water lines available

3- 280L Compost Bins included

Surplus pavers included

Tower Shed with Motion activated flood lights

**Utility Room:**

Alarm/security system with monitor and Samsung DVR 1 Tb hard drive

Live Camera Feeds available on Channel 4 on TVs around property

200-amp main panel with 100 amp Sub Panel

Reliance Backup Generator panel (well pump, kit splits receptacles)

Airline from garage for irrigation and aux water system winter blow out convenience

Separate alarm panel (keypads in rear entry closet and Master Bedroom)

Laundry Pump discharge for grey water and softener regen too drywell (spring, summer, fall)

Hunter irrigation system with zone valves

Hunter 24 zone commercial irrigation controller with remote (21) zones in use

S/S and Brass fitting used for all distribution Sub-connections

Main Water distribution through house is ¾” Type L copper pipe

Separate Filtered cold-water lines to upstairs sinks

Water softener system rebuilt in 2021

York furnace forced air (electric) 2010

York 3 Ton Affinity 8T Series Hi-efficiency Heat Pump

Owned 60 gal hot water heater (electric)

Washer and dryer included

All satellite/cable and ethernet set up

Wet floor alarms around Hot water tank and laundry pump

Space provided for future Gas connections

D-Link DGS-1024D Gigabit Ethernet Switch

Receiver for backyard and kitchen speakers

Low voltage landscape lighting power supplies (3 Zones)

Root Cellar/Storage

Insulated

Vent fan automatic cycling to refresh air

Convenience receptacles

Vinyl and Wood Flooring

Work Bench

**Basement In Law Suite:**

2 bedrooms

Has a separate entrance

Owners’ son lives downstairs

3 pc bath with heated floor

Fridge, stove, dishwasher

Hi-efficiency Wood fireplace in rec room

2nd bedroom with large closet but roughed in for future sauna (floor plate is a drain cover)

**2nd Floor:**

Master/primary bedroom with ensuite

Jacuzzi tub and glass shower and another tv setup

Exhaust fans are inline and remote

Walk in closet, updated vanity, inline remote exhaust fans, heated floor

All hardwood floors

Ex large bedroom closets

Attic hatch in 2nd bedroom and switch for roof top exhaust fan

Main bath has shower speakers and lights

Electrical connections behind cabinet

Heated floors

Media room above garage

2 large closets either side

Electric Fan Forced Heater

Central vac inlet

Wiring Setup for 7.2 Surround Sound

Ethernet

**Main Floor:**

Kitchen stove roughed in for gas

Cold water supply is filtered hardwater

So many little updates and gadgets

Under island connection for music, tv, ethernet and lights

Fridge, stove, microwave, and dishwasher

Family room with wood fireplace

Nutone Intercom