

### **8 Waterview Drive - Dogwood**

- Fully furnished with exclusion of decorative staging items (see list below)
- Congoleum luxury vinyl flooring
- Berber carpeting in bedrooms
- Customized to include open concept living/dining area
- Additional support beam installed by Association where a slider would have separated the living and dining areas
- Electrical panel upgraded to 200 amp
- Wall mounted GE AC unit (2008)
- Wall mounted mini-split heating and air conditioning unit
- Natural gas tankless water heater (in attic)
- 9 foot ceilings in living areas
- Full height attic storage
- Oversized Anderson windows with tilt-in wash feature, screens and Levolor blinds
- Therma-Tru doors
- Full kitchen with GE appliances – gas range, microwave, dishwasher & refrigerator\*
- Laundry hook-ups
- Exterior spigots for sandy feet and garden watering
- Exclusive use of land area 6 feet from cottage
- Hardi-plank siding
- 30 year Owens Corning architectural roof shingles
- Procell decking on exterior steps

\*Icemaker has not been installed.

### **The Community\***

- 159 acre site, including 2,600 feet of water frontage and 105 acres of undeveloped woodlands and fields
- 276 seasonal two-bedroom cottages
- Staffed gatehouse for privacy and security
- Outdoor recreation facilities
  - Sandy beach with lifeguard on duty from Memorial Day through Labor Day
  - Swimming pools
  - Tennis Courts
  - Basketball Court
  - Bocce
  - Shuffleboard and horseshoe areas
  - Synthetic putting green
  - Playground
  - Neighborhood pocket parks with campfire pits
  - Hiking trails
  - Long-Sought-For Pond swimming, canoeing, kayaking, sailing & fishing

- The Lodge
  - Grill/pub room with pool table
  - Library/computer room
  - Screened porch and patio with fire pit
- The Hildreth Gym
  - Fitness center
  - Showers and changing rooms
  - Access to adult pool and hot tub
- The Barn – an old-fashioned General Store
- The Post Office
  - Mail room
  - Screened porch and deck
  - Book swap shelves
  - Community bulletin boards
- The Pavilion
  - Open air activity building featuring family game nights, Friday night movies, live music, neighborhood dances, and more!
  - Arcade
  - Restrooms and changing area for Family Pool

**\*The 2020 opening and activities of some areas has been impacted by the COVID-19 pandemic.**

**Staging Items – Excluded**

Blue woven chairs with pillows and round table in front of cottage

Dark woven chairs with pillows in back patio area

Lemonade pitcher (not for sale), plastic glasses and tall vase in kitchen

Bowl, jar candles (2), Floral art in dining area

Sofa pillow, floral accessory, and large art (canoes – not for sale) in living room

White and decorative pillows on beds, framed art (2), desk chair in bedrooms

Decorative soap dispenser, white towels and accessories in bathroom

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