

Key Features

60 Cowan Drive, Cottage Point

General:

- The house is cleverly turned about 15 degrees to the right/north for more privacy from near neighbours on the left,
- On our right side there is a vacant NPWS block
- Enviro cycle (ours is a Bio cycle).
- terraced gardens for controlled absorption so the volume can be individually adjusted.
- All opening windows are screened, with Luxaflex Duet blinds in the middle floor.
- There are drop down Shade cloth blinds on the veranda. T
- he outdoor veranda is covered so a large evacuator is installed to remove smoke and odour from the BBQ. Both top and bottom areas also have blinds.
- Speakers have been installed in the dining room and veranda attached to a central system in the lounge .

Wharf/Pontoon

- Wharf and pontoon are encroachments into Ku-ring -Gai National park with a licence, there are community moorings available although there maybe a waiting list. These moorings are much cheaper than the local yacht club.
- There is a maximum size allowed , currently 14 m.
- There are slip rails that were replaced in 2019, never used in our 20 years but acknowledged by NPWS.
- Wharf access is by wooden and substantial sand stone stairs. Two kayak racks have been installed.

Water supply

- Principal tanks are 2 concrete tanks of 12000 litres each plus a corrugated iron 10,000 with Storz out let for fire fighting attachment.
- All tanks can be isolated from each other. Our secondary tanks (2) are below the house approximately 5000 Litres for supply to the wharf for boat filling, lower shower and lower gardens, water can also be pumped up to the prime tanks.
- Last we have 1000 litres above the garage (pumped up from the prime tanks) for gravity supply in case of blackout. The water pump from the prime tanks is a vary speed new 2018/9 in case a generator is envisaged. Both pumps are "on demand" and start as soon as the tap is turned on.

Fire security:

- We have 2, 5 hp fire fighting pumps. One is permanently attached and connected to copper pipes on both the house and garage roofs.
- This system can be started if any danger is anticipated as we catch back the water via our gutters.
- We also have a pump to attach to the corrugated iron tank with an adjacent hose reel.

Heating/ Cooling:

A slow combustion fire was replaced about 2 years ago, additionally there is a reverse cycle air conditioning system with 3 zones that can be selected.

Parking:

- Our drive/ garage is at street level room for 4 cars, off a cul-de-sac.

TV

- TV is by satellite with both free to air and Foxtel.