

Improvements by Current Owner

New Windows/Doors

- January 2016
- Living Room
- Master Bedroom & Ensuite
- Both Bedrooms Upstairs
- Basement Sliding Door

Pot lights installed (upstairs & basement)

- Now entire house with pots (halogen)
- All hanging lights replaced

Electrical:

- All updated 2014 & 2015
- Many improvements & certificates of Inspection available
- New panel, receptacles / fixtures

Water Heater new 2021

Floors & Stairs:

- Upper level all new wood floors & main level all refinished
- All stairs refinished and new posts and handrail
- New baseboards

Masonry: Exterior brick repairs and tuck pointing

Roof: New roof 2015 and maintained every year

- 2020 roof rehabilitation incl. downspouts, new soffits, ventilate eavestroughs, leaf guards and capping

Front & Back Landscaping

- Professionally planned and maintained
- Tree & Shrub services by Cohen and Master

Backwater Valve – April 2023

Downspout Disconnection Program

- February 2011 certificate that's not feasible

Basement Powder Room and Laundry Room

- Totally redone

Main upstairs bathroom taken back to the bricks, redesigned and all new.

Replaced Appliances

Kitchen Aid Fridge, 36" 20 cu feet with French doors & Water Dispenser, Nov. 2019

Bosh Stainless Steel Dishwasher

Frigidaire Gallery Professional Series Convection Oven

Samsung Steam Cycle Dryer with Sanitize and Wrinkle away

Samsung Washer

Gas Fireplace has been serviced every year and scheduled for Nov. 2024



Chairman's Award Winner Top 5, Dollar Volume and Units Sold
2022
Gairdner Award Winner
2004-2023
Lifetime Chairman's Award Winner



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The information in this feature sheet has been provided by principals & sources we believe are reliable. Prospective Purchasers should satisfy themselves regarding its accuracy. Measurements are approximate.