

# UPGRADES & INCLUSIONS

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## UPGRADES

- Kitchen renovated 2014, all new appliances, floors, cabinets, butcher block countertops
- Main floor renovated 2015, all new floors, windows, gas fireplace installed with stone surround, new front door, staircase and railings, lathe and plaster removed and drywall installed, all new lighting and electrical.
- Backyard renovated 2018, hardscaping throughout, gardens previously established over the previous few years, new deck and waterproofing, all new fencing, at a cost of ~\$40k
- Front yard landscaping completed 2016, stone retaining wall and gardens
- Upstairs most upgrades were new lighting, wood accent wall in 2nd bedroom, new closets built in for master and new double wide window installed, new hall closet, hallway drywalled, all rooms painted.
- Bathroom renovated 2020, claw foot tub re-glazed, new vanity and toilet, freshly painted.
- Basement, same footprint as main floor, is a blank slate to go one way or the other. Started demo. To be completed by buyer as a separate suite, or renovate to be single family dwelling once stairs are re-installed to the main floor.
- New central air conditioning installed in 2016 (owned)
- New hot water tank installed in 2016 (owned)
- New furnace 2019 (rented)
- All windows custom window coverings updated 2017-2019
- New 8' x 12' custom shed/workshop built in 2014 with electrical supply
- Basement is waterproofed with sump pump.

## INCLUSIONS

- All electrical light fixtures
- All window coverings
- Fridge (new 2015)
- Stove (new 2015)
- Dishwasher (new 2018)
- Washer and dryer

## RENTAL

- Furnace rental ~\$80/month, newly installed October 2019 (Hot water tank owned, central air conditioning owned)

## WHAT THE SELLERS LOVE ABOUT THE HOUSE & NEIGHBORHOOD:

- Kitchen has true tin ceiling.
- Backyard probably has \$500.00-700.00 worth of perennials and is a very beautiful retreat in the summer
- Claw foot tub has charm
- New vanity in bathroom upstairs is quite nice for storage
- Beautiful custom built in shelving around our fireplace
- Having space for a King bed, 4 bedrooms means an office space and one bedroom was used as a gym (it fit a massive treadmill, a peloton and exercise equipment), perfect for covid days!
- The whole house is quite bright and wide for a semi; we doubled the size of the window in the master
- The neighbourhood is really lovely, the restaurants along "Gerrones" are delicious and it's an up and coming area; Dineen is great for coffee, Left Field Brewery for beer, lots of awesome dining at our fingertips at Pinkertons, Poor Romeo, Wynona
- Great parks and amenities, Matty Eckler pool and Jimmie Simpson
- Mins to Gerrard Square, Queen Street, Gerrard.

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