

Upgrades under current ownership

- Newly installed upstairs flooring (throughout, all bedrooms, bathroom & hallway): **2025**
- Nursery and Bathroom window pane replaced: **2025**
- Backyard reno: **2023**
- Backyard extension and shed: **2024**
- New parking gravel: **2024**
- Cedar privacy hedge planted: **2023**
- Entry patio (dirt to paved): **2023**
- Garbage enclosure (front yard): **2024**
- New roof (front porch): **2025**
- **LeafFILTER Gutter** (inspection, cleaning, fixing, includes transferrable life-long warranty: **2024** <https://www.leafilter.com/>)
- New Kitchen island with outlet and lighting: **2022**
- Doors, frames & window trim painted: **2025**
- **2 garden sheds & 2 heavy-duty bike wall mounts**

And...

- Additional Basement electrical outlets: **2023**
- 2 x 110V **SOLAR PANELS** for backyard power & lighting: **2023**
- Install new oven range vent (external ventilation): **2023**
- New **KitchenAid** fridge; **SAMSUNG** gas stove; **BOSCH** dishwasher; **SAMSUNG** microwave: late **2024**

Plus recommended Home Inspection fixes...

- Junction Box has been fixed (Home Inspection pg. 5)
- New Smoke alarms installed throughout. Also CO for 2nd level (pg. 5)
- Missing insulation added (pg. 9)
- Drain piping has been redone. Removal of second 'P-Trap' and proper plumbing from kitchen sink to sewer pipe (pg. 13)
- Washing machine has been replumbed (pg. 13)
- Laundry sink has been replumbed (pg. 14)

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