

# 2017 FULL HOUSE RENOVATIONS INCLUDE THE FOLLOWING UPGRADES

- MAIN FLOOR PLAN CHANGED TO OPEN CONCEPT
- HARDWOOD & PORCELAIN TILE FLOORS THROUGHOUT MAIN FLOOR AND SECOND FLOOR
- 6" BASEBOARDS
- PRIVACY GLASS DOORS
- 2 PIECE BATH ON MAIN, UPGRADED WITH VESSEL SINK WITH QUARTZ COUNTER TOP
- DOUBLE DOOR MAIN ENTRY WITH DECORATIVE GLASS
- OAK SCARLETT O'HARA STAIRCASE WITH OPEN RISERS
- ACCESS ENTRY TO GARAGE
- LARGE CUSTOM KITCHEN INCLUDES GLASS KITCHEN CABINETS ON TOP, CUSTOM CABINETS AND DRAWERS BELOW, MASSIVE 14' ISLAND WITH GAS COOKTOP, NEW STAINLESS STEEL APPLIANCES, WINE FRIDGE, LARGE PANTRY & KITCHEN BENCH WITH STORAGE
- POT LIGHTS AND BUILT-IN WALL UNIT WITH CABINETS IN LIVING ROOM
- WALL MOUNTED FIREPLACE AND BUILT-IN CABINETS IN DINING ROOM
- MAIN FLOOR OFFICE WITH BUILT-IN BOOKSHELVES, WITH CABINETS
- 2ND FLOOR UPGRADED COMPLETELY
- PRIMARY BEDROOM WITH SITTING AREA AND FIREPLACE, LARGE WALK-IN CLOSET WITH BUILT-IN SHELVING AND DRAWERS, PRIMARY BATH RENOVATED WITH DOUBLE VANITY AND QUARTZ COUNTER TOPS, SOAKER TUB AND SEPARATE GLASS SHOWER, PORCELAIN FLOORING
- 2ND BEDROOM WITH BUILT-IN CLOSET ORGANIZERS, ENSUITE ADDED WITH WALK-IN SHOWER AND GLASS DOOR, VANITY AND QUARTZ COUNTERTOP, PORCELAIN FLOORING
- 3RD BEDROOM WITH BUILT-IN CLOSET ORGANIZERS, SEMI-ENSUITE CREATED TO MAIN BATH
- 4TH BEDROOM WITH BUILT-IN CLOSET ORGANIZERS
- 2ND FLOOR MAIN BATH RENOVATED, WALK-IN GLASS SHOWER, VANITY WITH QUARTZ COUNTER TOPS, PORCELAIN FLOORS
- UPPER LEVEL LAUNDRY CREATED WITH BUILT-IN WALL UNIT, CABINETS AND PORCELAIN FLOORS
- BASEMENT WITH SEPARATE SIDE ENTRANCE TO SELF CONTAINED IN-LAW SUITE, BASEMENT WASHER AND DRYER, OPEN CONCEPT, LAMINATE FLOORING, KITCHEN AND FULL BATH
- CONCRETE WALKWAY AND SITTING AREA FOR ENTRANCE TO IN-LAW SUITE

## ADDITIONAL UPGRADES

### 2020

- FRONT CONCRETE DRIVEWAY AND PATIO
- FRONT AND BACK YARDS IRRIGATION SYSTEM
- 900 SQ FOOT WOOD DECK IN BACKYARD, INCLUDES WEBBER BBQ WITH GAS LINE, 3 LEVEL GAZEBO WITH EAVES
- MODERN GARAGE DOORS WITH SIDE WINDOW PANELS
- GARAGE DOOR OPENER
- EXTENDED GARAGE HEIGHT AND STORAGE

### 2021

- OUTDOOR COOKING AREA WITH QUARTZ COUNTERS IN BACKYARD
- HOT TUB



# MARY ROY & TEAM

BROKER

## 41 GRIFFITHS DRIVE, AJAX

### INCLUSIONS

- ALL EXISTING BLINDS
- ALL EXISTING ELECTRIC LIGHT FIXTURES
- MAIN FLOOR STAINLESS STEEL GAS STOVE TOP, REFRIGERATOR, DOUBLE WALL OVENS, WINE/ BEER FRIDGE, BUILT-IN DISHWASHER
- BASEMENT STAND-UP FREEZER
- KITCHEN ISLAND CHAIRS X 7
- BUILT-IN BOOKSHELF IN OFFICE
- BUILT-IN CABINETS (DINING & LIVING)
- BUILT-IN CLOSET ORGANIZERS
- BASEMENT FRIDGE, STOVE, WASHING MACHINE AND CLOTHES DRYER
- OUTDOOR COOKING AREA INCLUDING GAS BBQ
- HOT TUB & COVER
- UPSTAIRS WASHING MACHINE AND CLOTHES DRYER

### EXCLUSIONS

- OUTDOOR PATIO SET & BAR
- MINI FRIDGE IN RECREATION ROOM
- STORAGE RACKS IN BASEMENT AND GARAGE

### RENTALS

- WATER HEATER - RENTAL \$39.11/MONTH PLUS TAX

### COMMONLY ASKED DATES

- ROOF 2012
- WINDOWS 2017
- AC 2021
- FURNACE 2012
- EAVES AND FACIA 2021

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