

# UPGRADES & FEATURES

## INTERIOR UPGRADES & FEATURES:

UPDATED KITCHEN (2025): INCLUSIVE OF NEWLY PAINTED CABINETS WITH MATTE BLACK HARDWARE; NEW MAPLE HARDWOOD FLOORING; NEW BLACK MATTE FAUCET; NEW LIGHT FIXTURE AND UNDERMOUNT VALENCE LIGHTING. ADDITIONAL FEATURES INCLUDE GRANITE COUNTERS, TILE BACKSPLASH AND PULL-OUT PANTRY DRAWERS.

COMPLETE MAIN FLOOR BATHROOM RENOVATION (2025): INCLUSIVE OF NEW TILE FLOORING AND BASEBOARDS, FLOATING CUSTOM VANITY WITH SOFT CLOSING DRAWERS AND CHROME FAUCET; GLASS ENCLOSED TUB/SHOWER WITH CHROME RAINFALL SHOWERHEAD, HANDHELD FIXTURE AND WALL NICHE; WALL MOUNTED MIRRORED MEDICINE CABINET WITH BUILT-IN LIGHT; TOILET; CEILING FAN; POT LIGHTS AND FROSTED WINDOW.

COMPLETE BASEMENT RENOVATION (2025): INCLUSIVE OF NEW LAMINATE FLOORING AND BASEBOARDS, NEW BATHROOM, NEW CARPETING IN THE BASEMENT BEDROOM, LIGHTING AND PAINT. ADDITIONAL BASEMENT FEATURES INCLUDE LAUNDRY ROOM WITH STACKABLE LG WASHER AND DRYER (NEWER), BUILT-IN CABINETRY AND FOLDING AREA; RECREATION ROOM WITH FIREPLACE & CAT-5 WIRING; AND LARGE ABOVE GRADE WINDOWS THROUGHOUT.

COMPLETE BASEMENT BATHROOM RENOVATION (2025): INCLUSIVE OF NEW TILE FLOORING AND BASEBOARDS, FLOATING CUSTOM VANITY WITH SOFT CLOSING DRAWERS AND CHROME FAUCET; LARGE WALK IN SHOWER WITH CHROME SHOWERHEAD, HANDHELD FIXTURE AND WALL NICHE; WALL MOUNTED MIRROR; TOILET; FAN; LIGHT FIXTURE AND POT LIGHTS.

NEW LIGHT FIXTURES THROUGHOUT (2025)

NEW POT LIGHTS THROUGHOUT (2025)

FRESHLY PAINTED INTERIOR (2025)

NEWER WASHER AND DRYER

RED OAK FLOORING THROUGHOUT MAIN FLOOR

SMOOTH CEILINGS THROUGHOUT

ORIGINAL DOOR HANDLES AND DOOR CASING ON MAIN FLOOR

ORIGINAL LEADED GLASS WINDOW IN DINING ROOM

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## EXTERIOR UPGRADES & FEATURES:

NEW ROOF (EXCLUDES FLAT GARAGE ROOF) (2025)

NEW EAVESTROUGH AND DOWNSPOUTS (2025)

NEW DOORS: FRONT DOOR, SIDE DOOR AND GARAGE REAR ENTRY DOOR (2025)

NEW WINDOWS: LOCATED IN THE TWO MAIN FLOOR BEDROOMS & MAIN FLOOR BATHROOM (2025)

FRESHLY PAINTED GARAGE DOOR (2025)

UPDATED FRONT PORCH AND ASSOCIATED ITEMS (2025). INCLUSIVE OF NEW FRONT DOOR;  
REFINISHED LANDING & STEPS; FRESHLY PAINTED HANDRAIL; NEW MAILBOX AND HOUSE NUMBER.

SHED REMODEL: NEW ROOF AND EXTERIOR STAIN (2025)

FULLY FENCED YARD WITH GATE

IRRIGATION SYSTEM

## MECHANICAL SYSTEMS:

FURNACE (2018)

CHIMNEY LINER (2018)

100 AMP ELECTRICAL PANEL

ALL MECHANICALS ARE OWNED (FURNACE, AIR CONDITIONING AND HOT WATER TANK)

2 OPERATING GAS FIREPLACES (BOTH SERVICED IN MAY 2025)

GARAGE WITH ELECTRIC GARAGE DOOR OPENER