



108 Brownridge Drive

List of Upgrades:

Main Floor:

- new paint in hallways, stairwell, and main living areas 2021
- microwave range 2020
- potlights installed 2020
- front door, patio door, bay window replaced 2015
- stairs recarpeted 2015
- nest thermostat
- keyless front door lock
- roof shingles and vents replaced 2021
- wifi light switches in entry hallways

2nd Floor:

- extensive renovations in 2015 including new hardwood throughout, new paint in all rooms and hallways, main bathroom (paint, tiling, tub, extended height custom quartz vanity with extra large Kohler sink) and ensuite (paint, tiling, vanity, toto toilet) redone.

Basement:

- new washer and dryer 2020
- new furnace and humidifier 2020
- recarpeted 2015
- wifi light switches in basement

Inclusions/Exclusions:

Included:

- 1 garage door opener with 2 remotes
- All window coverings
- All light fixtures
- All major appliances

Excluded:

- Blue mini fridge