

LIST OF UPGRADES – 10 MacMurphy Avenue

- 1) Premium Ravine Lot (about 1/2 km of woodlot behind the house, true privacy, not just a thin layer of trees), no sidewalk, south facing, feels like on court lot, last time I check with town, there is no plan for development before 2030
- 2) Upgraded house elevation to stone, stucco, and brick
- 3) Roof covered concrete loggia on the backyard with gas rough-in for BBQ
- 4) Upgraded 9' ceiling basement, 10' main and 9' second floor
- 5) Upgraded subfloor, the entire subfloors are 3/4" Spruce Plywood subfloor instead of the original OSB
- 6) Upgraded raised archway and upgraded extra tall doors throughout the house with smooth skin 2 panel square interior doors throughout
- 7) Upgraded covered ceiling on main entrance with crown moulding (originally just crown)
- 8) Upgraded smooth ceilings on the entire house
- 9) Upgraded pot lights strategically located on main floor
- 10) Waffle ceiling on great room with crown moulding and pot lights
- 11) Crown moulding on main floor
- 12) Hardwood flooring for the entire house
- 13) Upgraded grand stone mantle on the great room
- 14) Custom Kitchen Layout (floor layout changed and expanded to accommodate this) with upgraded Kitchen Cabinet up to the ceiling, with Crown Moulding and valance and rough-in for light valance, and extra window above kitchen sink
- 15) Upgraded appliance to 36" Wolf Range, Subzero built-in fridge, Asko Dishwasher, 36" Range Hood (over 1000 CFM) with upgraded 8" exhaust, and built-in Wolf microwave with Wolf Trim
- 16) 24 x 24 Porcelain tiles on Kitchen and Main Foyer
- 17) Upgraded kitchen countertop to Caesarstone with oversized island. Oversized island is upgraded to be cut from a single jumbo quartz slab to avoid seams. Originally, it was to be cut from two small slabs with seams in the middle.
- 18) Upgraded kitchen sink
- 19) Upgraded glass kitchen backsplash
- 20) Silhouette windows covering for the entire house
- 21) Kinetico Premier Series Water Softener, dual tank, no electricity required, ultra-high efficiency
- 22) Upgraded tile flooring on the master ensuite
- 23) Upgraded quartz countertop in all bathrooms, in master bathroom, the countertop is modified to give sense of depth on the middle, instead of one long countertop).
- 24) All 5 bedrooms have bathrooms and walk-in closet, every single one of the bedrooms
- 25) Upgraded frameless glass enclosure on 6" curb at shower stall of spa ensuite (master bathroom)
- 25) Upgraded frameless glass enclosure on 6" curb at shower stall on one of the regular bedroom
- 26) AC (5 ton) and Heating systems, can be controlled, air can flow to only first and basement or only second floor, saving great deal of energy, and 2 nest thermostats

- 27) 3 sets of ultra-quiet Belt garage door opener professionally installed, clean, no cable dangling etc., Smart access ready with Chamberlain wi-fi module, very tall garage ceiling, one of the garage is oversized in length
- 28) Painted basement flooring
- 29) Cold Cellar
- 30) Ethernet Cat 5e rough-in throughout the house in strategic location
- 31) Upgraded Windsor Oak stair handrail with black metal pickets single collar alternating with 3" square chamfered post/flat cap