

## **LIST OF UPGRADES**

### **2 SILVERDART CRESCENT, RICHMOND HILL**

#### **PROPERTY FEATURES**

- New roof installation (October 2018) Transferable warranty available
- Upgraded hard wire and wireless multi zone alarm system with online/app access
- Pot lights throughout main floor
- Pot lights (Exterior/ Roof)
- High end light fixtures installed
- LED lighting fixtures
- Professional landscaping, including retaining garden walls with trees, shaped shrubs, evergreens, perennial bushes and flower plants
- Stone patio and walk-way in the backyard
- Large poured stamped cement pad with 240 volt GFI wiring (hot tub ready)
- Pre-wired for surround wall speakers in living room
- Custom cordless top up/bottom down black out blinds in master bedroom
- Custom top up/bottom down with privacy blinds throughout house
- Custom drapery in office/family room and dining room
- Newly painted and decorated home
- Dimming lights and switches throughout the house
- Key pad door lock in garage
- Garage door opener
- Cedar playground with chipped rubber flooring

#### **MAIN FLOOR**

- Refinished hardwood floors in office/family room, dining and living room
- Renovated main floor washroom
- Central vacuum including ports on all floors, kitchen sweep inlet, and 2 garage ports
- Glass locking double doors to family room/office
- Thermostat control – fire place
- Power outlets with built in USB chargers in living room and 4<sup>th</sup> bedroom
- Renovated main floor closet with custom organizer
- Backyard 4X6 ft storage shed
- Security bars on basement windows and patio door

#### **KITCHEN**

- Stainless steel appliances
- Custom Kitchen back splash
- Cabinet and rolling organizers in kitchen and washroom

#### **BEDROOMS**

- Stain master upgraded carpet on stairs and entire 2<sup>nd</sup> floor
- Renovated master bedroom walk-in closet
- Remote controlled ceiling fans in master and 4<sup>th</sup> bedroom
- Closet organizer in 2<sup>nd</sup> and 3<sup>rd</sup> bedroom