



2 Westolivia Trail

List of Upgrades:

- Paint backyard Fence
- New 8 ft by 20ft Tresca stone patio in backyard
- New 8 by 18 Tresca patio stone walkway in front yard (extra Tresca to remain)
- New overlay on veranda and steps
- New paint on front door
- New paint on all interior walls on lower and upper Floors
- New paint all walls in finished basement
- Removed popcorn ceilings from upper and lower floors
- Install new recessed lighting on lower and upper floor
- New (2019) quartz countertops in kitchen
- New California shutters in kitchen above sink
- Newly Painted kitchen cupboards with new handles
- New vanity light in powder room on lower floor
- Replaced all carpet on upper level with brand new Hardwood (Red Oak Natural)
– (extra package of wood to remain if new owner desires)
- All light fixtures on upper level are new, except kids' rooms and laundry area)
- New custom roller shades in kids' room
- New vanity lighting in the kids' washroom
- New Quartz countertop, with new faucets and painted cabinet in kids' washroom
- New bathtub, tile, fixtures, accessories by Bathfitters in kids bathroom
- New shower floor-tiles in master bathroom
- New vanity lighting in master bathroom
- New Quartz countertop with new faucet in master bathroom
- New paint on garage walls (except cement wall) and painted garage floor
- Dishwasher purchased in Nov 2020
- New Dryer Mar 2021
- Custom closets on lower and upper levels

Inclusions:

- Stainless steel appliances
- All window coverings
- All electric light fixtures
- Clothes washer and dryer