

ROOM	UPGRADES
Entrance	<ul style="list-style-type: none"> <li>• New front door 1 year</li> </ul>
Living room	<ul style="list-style-type: none"> <li>• crown &amp; base board moulding</li> <li>• double glazed windows</li> <li>• hardwood floors</li> </ul>
Dining room	<ul style="list-style-type: none"> <li>• crown &amp; base board moulding</li> <li>• crown moulding and chandelier</li> <li>• double glazed windows</li> <li>• High density carpet &amp; under pad (5&lt; years old)</li> <li>• windows</li> </ul>
Kitchen	<ul style="list-style-type: none"> <li>• granite counters; mirror backsplash</li> <li>• Neff kitchen lacquered finished cupboards (plywood construction; not pressboard)</li> <li>• New high end Samsung appliances &lt; 1 yr</li> <li>• shale floor</li> <li>• oversized garden window</li> <li>• California shutters</li> <li>• Double glazed windows and door</li> <li>• Painted &lt;1 year</li> <li>• pot lights and under counter lighting</li> <li>• chandelier over the table</li> <li>• New light fixture in working area</li> </ul>
Family room	<ul style="list-style-type: none"> <li>• crown &amp; base board moulding</li> <li>• double glazed windows</li> <li>• Built in high end surround speakers</li> <li>• 22 LED pot lights on 3 circuits</li> <li>• Chandelier on a 4<sup>th</sup> circuit</li> <li>• High end carpet &amp; high quality underpad</li> </ul>
Powder room	<ul style="list-style-type: none"> <li>• All new &amp; updated &lt; 1 year</li> </ul>
Wet Bar	<ul style="list-style-type: none"> <li>• Hardwood cupboards – Leather look counter</li> <li>• built in bar sink</li> <li>• Mirrored walls with “floating” shelves</li> <li>• Antique light</li> </ul>
Laundry Room	<ul style="list-style-type: none"> <li>• New washer &lt; 1 year</li> <li>• ceramic floors</li> </ul>
Hallway s & stairs	<ul style="list-style-type: none"> <li>• hardwood flooring and stairs</li> <li>• hardwood railings with volute base step</li> <li>• 5.5” baseboards</li> <li>• one of a kind chandelier</li> <li>• mirrored staircase</li> <li>• New Hall Light fixtures</li> </ul>
Master Bedroom	<ul style="list-style-type: none"> <li>• hardwood floors</li> <li>• double glazed windows</li> <li>• 5.5” baseboards</li> <li>• ceiling light fixtures</li> </ul>

Master Bathroom	<ul style="list-style-type: none"> <li>• ceramic tiles</li> <li>• double glazed windows</li> <li>• lights added over tub and inside shower</li> <li>• glass shower</li> <li>• jacuzzi tub</li> <li>• custom cupboards with double sinks</li> <li>• mirror with lights over the cupboards</li> </ul>
All bedrooms	<ul style="list-style-type: none"> <li>• hardwood flooring</li> <li>• 5.5" base boards</li> <li>• ceiling light fixtures</li> <li>• double glazed windows</li> <li>• Front bedrooms, new windows &lt; 1 year</li> </ul>
Main Bathroom	<ul style="list-style-type: none"> <li>• ceramic floors</li> <li>• double glazed windows</li> <li>• wood cupboards</li> </ul>
Basement	<ul style="list-style-type: none"> <li>• laminate hardwood</li> <li>• new 4.5" baseboards</li> <li>• new high efficiency furnace &lt; 1 year</li> <li>• new high efficiency rental hot water heater</li> </ul>
Attic	<ul style="list-style-type: none"> <li>• Upgraded to R40 insulation &lt; 3 years</li> <li>• Spiral attic fans for increased air flow &lt; 3 years</li> </ul>
Roof Garage	<ul style="list-style-type: none"> <li>• Upgraded roof tiles &lt; 3 years</li> <li>• New Canavac central vacuum &lt; 1 year</li> </ul>
Grounds	<ul style="list-style-type: none"> <li>• 19 x 38 in ground heated pool with new liner (2 months old)</li> <li>• New high efficiency pool pump ( 1year)</li> <li>• Pool heater and filter</li> <li>• New Zodiac automatic pool cleaner</li> <li>• All brick pool surround and pool deck</li> <li>• Over 450 square feet of wooden deck space</li> <li>• 7 x 7 foot Hot tub</li> <li>• One ton A/C &lt; 2 years</li> <li>• Gardens</li> <li>• Underground irrigation system front back and sides</li> <li>• Pool shed</li> </ul>

\*all window coverings included with house

\*\* some furnishings are negotiable