

## LIST OF UPGRADES - 55 Little Hannah Lane, Maple

### GENERAL INTERIOR UPGRADES

- All builders light fixtures have been replaced with quality fixtures.
- 8 inch baseboards throughout house
- Cornice (crown) moulding throughout ground floor and master bedroom
- Upgraded doors and hardware
- Upgraded, solid oak hardwood flooring, ground floor and one bedroom
- Roller blinds in living, dining, kitchen
- Custom drapery in Living, Dining, Family Room,
- Patio door has sliding window panels for privacy
- Venetian blinds on second floor windows
- LED pot lights
- Smooth ceilings on ground floor
- Pewter light switch covers on ground floor
- Upgraded hand rail with wrought iron pickets at stairs
- Upgraded fireplace mantle
- Alarm system to central station
- Rough-in central vacuum system
- Rough-in plumbing for basement washroom
- Newly painted throughout

## KITCHEN

- Upgraded faucet
- Porcelain backsplash
- Enlarged pantry
- Upgraded cabinet hardware
- Upgraded cabinet colour
- Pullout shelves in several cabinets
- Upgraded ceramic floor tile
- Under cabinet lights
- Kitchen Aid major appliances
- Crown moulding above cabinets
- Pots and pans drawers
- Special bi-fold corner cabinet door
- Glass doors for one upper cabinet
- Gas line for stove
- Extra electric plugs

## LAUNDRY ROOM

- Upper cupboards in laundry room

## ENSUITE BATHROOM

- Two under mount sinks
- Upgraded faucets

- Walk-in shower with tempered glass door
- Tub splash surround
- Soaker tub
- Bidet
- Floor to ceiling, wall to wall, mirror
- Three round mirrors above vanity
- Marble vanity counter
- Silk window valances

#### OTHER WASHROOMS

- Custom frames around bathroom mirrors
- Custom renovated powder room including new vanity, sink, toilet, wall paper, mirror

#### BEDROOMS

- Upgraded carpet in master bedroom
- California walk- in closet in master bedroom

#### MISC.

- Finished garage including acrylic coated floor, shelving system, ceiling storage
- Remote garage door opener
- Enclosed furnace room
- Electronic air filter system
- Central humidifier

- New carpet on basement stairs and landing
- Upgraded porcelain floor tile in vestibule, closet and powder room
- Front door side windows and basement windows have 3M security film

## EXTERIOR

- Solid mahogany front entrance door
- 3M security film on Powder Room window and on the windows at each side of the front door
- Flagstone on front porch and steps
- Wrought iron railing on front porch
- High end outdoor lamps front and back
- Interlock patio at front of house
- Pot lights under eaves
- Script address above garage
- Garden lighting, front of house
- Two large interlock patios in backyard
- Ten ft. by twelve ft. gazebo in backyard
- Canopies above ground floor windows in backyard
- Flagstone stairs to backyard
- Mature trees and lush garden (privacy)
- In-ground sprinkler system
- Outdoor gas outlet for barbecue
- New roof
- Painted cedar fence