

56 Rose Green Drive Upgrades /Renovations by room

New 7" wide Hardwood flooring throughout entire house including new baseboards 7 1/2" (2021)

Kitchen Renovated 2023

- New Quartz countertop (2023)
- Pot filler (2023)
- New dishwasher Boche (2023)
- New 48" panelled Jenn Air Fridge (2023)
- 6 Burner/Gridle Natural Gas Cooktop Kitchen Aid
- Built in Microwave Kitchen Aid
- Built in Miele Coffee Maker
- Double Ovens Kitchen Aid
- Central Vac Floor sweep
- Insinkerator food disposal
- Custom Roman Shades
- 8 foot Island with garbage cabinet for compost, recycling and garbage

Primary Ensuite Renovated 2022

Basement Renovation

- New Mudroom with custom cabinetry
- New exterior door entry to mud room
- Slate stone in basement
- New Carrier Furnace and Air conditioning unit (2022) 10 year warranty
- New Carrier Capture & Kill Air Purifier (2020)
- New Hot water tank (2022) Rental from Enbridge \$47.06 per month

Upper Staircase Hallway

- New Carrier Ductless Heat Pump / Air Conditioner 1.5 ton 10 year warranty (2021)

New Roof May 2023

- 20 year warranty

New 7" wide Hardwood flooring throughout entire house including new baseboards 7.5" (2022)

Swimming Pool

- New pool liner (2022)
- New Pool safety Winter cover (2022)
- New Hayward Aquavac 6 Series (Robotic Pool cleaner) 2020

Garage

- Epoxy floor (2018)

56 Rose Green Drive – Inclusions / Exclusions

Inclusions:

- All Light fixtures
- All window coverings
- All appliances
- All built in furniture (Office, family room)
- Custom closets (Primary room, mudroom)
- Whole house Hepa Filter system
- Central Vacuum
- Home Theatre HD Projection Screen and Projector
- Electric Awning
- 240 volts connection in Garage for EV

56 Rose Green Drive

- Mailbox location: Across 109 Rose Green Section 2 Box 10
- Central vac included
- Garage door opener included
- Alarm System included
- Ring Doorbell (2) included
- Backyard direction South West
- Only rental is HWT from Enbridge \$47.06 per month
- 4 bedrooms on third floor
- 3 bathrooms on third floor
- 1 bathroom on first floor
- 1 bedroom in basement
- 1 bathroom in basement
- Basement completely finished