

## **LIST OF UPGRADES**

- Pot Lights and contemporary light fixture throughout
- Additional basement insulation
- Additional insulation blown into the loft/roof
- All bathrooms completely renovated and upgraded
- Master bathroom with marble tile and Quartz countertop stand-alone glass enclosure with rain head shower, new double under counter sinks with contemporary faucets
- Modern powder room with floating console and Jerusalem stone tile
- House Painted with Benjamin Moore Natura VOC free paint throughout
- Exterior House painted 2016
- Roof well maintained
- Hardwood floor through main floor and upstairs corridor
- Built in laundry room and garage shelving
- Added door to garage
- Beautifully Finished Basement with well-planned open layout that was built with a city permit.
- Beautifully renovated kitchen, Quartz counters, glass backsplash, stainless steel appliances (kitchen aid and Bosch), new under counter double sink and faucet, new stove fan, gas stove
- Gas Line BBQ
- In wall speakers with 7.1 surround sound in kitchen and family room
- Front door security camera and basement flood detecting warning system
- Whole house Hepa Air Cleaning System
- Mature 12 ft cedar trees in garden
- Professionally landscaped front garden
- New front door glass inserts
- Upgraded tile in entranceway with contemporary chandelier
- Basement freezer room and freezer
- Smartphone enabled thermostat and security system