



69 Forecastle Road

List of Upgrades/Features:

- Front, back and side yards have intricate interlocked pavers including the driveway
- Front and backyard is fully landscaped with riverrock, bonsai shrubs & plants
- Backyard also contains a 10ft. X 8ft lifetime shed with windows & skylights
- All the windows at the front of the entire house, the kitchen & 2nd floor washroom have new 3 ply top of the line argon windows
- All new 4 toilets are high efficiency
- All 4 washroom faucets are new replacements
- Kitchen countertop and Delta faucet are brand new
- Upgraded strip hardwood in living/dining and family rooms
- 3 piece luxurious custom tiled washroom with a 2 person jetted jacuzzi tub in the basement
- Kitchen plumbing rough-in in the basement
- Furnace room, cantina and electrical utility room all have ceramic tile floors
- New shingles
- New Luxaire furnace manufactured in USA, only consumes the equivalent of 2 car batteries @ 24 volts
- New high efficient AC manufactured in USA by Ingersoll Rand
- GeneralAire humidifier
- Home is fully alarmed on all 3 levels. The monthly security alarm fees are \$9.99 paid 2 years in advance
- The hot water tank is new and is not rented

Inclusions:

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- The garage has 2 sets of pushbutton and remote door openers
- The house has a commercial grade lifetime warranty CVAC
- The TV service is Bell Fibe
- Garage has a steel overhead storage rack that can handle 600 lbs.
- Garden shed
- All appliances, shutters & light fixtures are included
- Hot water tank (owned)