

LIST OF UPGRADES - 71 Nevada Crescent, Vaughan

- 3000-3500 sq ft home category with premium ravine lot
- 3 car tandem with real cedar garage doors with openers
- 200 Amp Service
- Crown molding throughout house
- 7" baseboards throughout house
- Premium 4" trim with all doors and windows
- Oil rub bronze hardware throughout
- Pot lights in eaves
- Roof replaced 2013
- Soffits and eaves replaced 2013
- New attic insulation 2019

Kitchen Features

- Custom built French Country Kitchen Cabinets
- Granite countertops
- Custom stone backsplash
- Built in wine fridge in island
- Built in microwave
- Eat in kitchen with 2 chairs on island
- Bay window in kitchen
- Roman blinds
- New 2019 sliding door with privacy louvers built in
- Strip hardwood flooring
- Pot lights and hanging lights
- Built in gas fireplace with mantle and custom cabinet for TV above

Office-Main floor features

- Custom built in shelves 2019
- Bay window
- Blinds

Living/Dining room features

- Vaulted Ceiling over built in gas fireplace
- Custom fireplace mantel to ceiling
- Strip hardwood flooring
- Custom drapes
- Vaulted ceiling over dining room table

Master Bedroom Features

- Gas fireplace with mantle
- Sitting area
- Walk in closet
- Pot lights
- Vaulted ceiling in sitting area
- Master Bathroom
- Custom made 2 person sink
- Oval soaker jacuzzi tub
- Custom glass shower door
- 1 piece toilet

2nd bedroom

- Strip hardwood floor
- Closet

3rd bedroom

- Strip hardwood floors
- Closet

4th bedroom

- Strip hardwood floor
- Closet

Basement Features

- New 2020 Custom Kitchen with granite countertop
- 5" plank vinyl flooring
- Built in electric fireplace with mantle
- Bedroom with adjoining 5 piece bathroom
- LED pot lights throughout
- Large living room and dining room

Outside Features

- Kidney shaped salt water pool 16x32 built in 2014
- Hayward gold line pool equipment
- Custom square cut flagstone throughout back/side yard
- Boulder stone retaining walls
- Stone steps throughout
- Mature 15"x20" Pond
- 7 person hot tub 2012
- 2 sheds one 8x10 vision vinyl shed and another 8x15 wood shed
- Ion wood deck with lifetime warranty
- Custom built in awning
- Iron fireplace with seating area
- Backing onto ravine/conservation area
- Central air (5 years old)
- Central vac
- Heated pool
- Gas hook-up for BBQ