

9 Geranium Court

List of Upgrades/Features:

More recent Upgrades/renovations:

- New faucets and showerheads in washrooms; nook and office ceiling light -- 2019.
- Chandelier in dining room --2021
- New paint throughout the entire home, 2020-2021
- Granite countertop Kitchen with backsplash, modern cabinet knobs- 2019
- Stainless Steel fridge & stove Nov- 2019
- Natural stone entrance porch - 2019
- New roof - 2015

Other Upgrades/Renovations:

- Hardwood staircase
- Basement: Finished basement with 3-piece washroom, laminated floor, additional sleeping/office room with walk-in closet/storage area, Special Design TV room, electrical outlet for Fridge and other outlet ready to set up countertop, disco-light outlet, special design children play area.
- Hardwood floor on living room, dining room and hallway on main floor.
- Laminated floor in the office and boy's room
- Special design 2-story high white stucco with Granite fireplace
- Special design granite accent on kitchen floor to match Fireplace
- Pot lights on house façade, basement, family room, master bedroom retreat area
- French doors office on main floor and master bedroom
- Master bedroom with retreat area. Double sink, granite countertop, and jacuzzi in ensuite bathroom.
- Double sinks in main washroom
- Crown molding in dining room
- Intercom rough-in
- We own Hot Water tank
- Additional fridge in the basement
- Two garage openers--one for each garage door
- Central Vacuum rough-in

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Features Home & Location:

- Office on main floor
- Open concept design
- Double height family room ceiling
- 10 foot high ceiling on the main floor
- Backyard shrubs/bushes along fence provide extra privacy
- Located on a Cul-de-sac
- Walking distance to Wave Pool/Richvale pool, Central Library
- Walking distance to St Anne and Ross Doan Elementary school
- Park with playground area and nature walk trails at the end of cul-de-sac
- Quiet and safe neighborhood
- Two vehicle garage-independent doors
- Four parking spots on driveway
- Mezzanine in garage for additional storage

Inclusions/Exclusions:

Included:

- Central vacuum (rough in)
- Two garage door openers (one per door)
- Alarm system
- Furnace, hot water tank, alarm and A/C hardware all owned
- Included all light fixtures, window blinds/roller shade, curtains, swags. Also include blinds for nook (temporarily removed during show time).
- Included all major appliances.
- Included spare tiles and 2 full boxes of laminate basement flooring.

Excluded:

- Excluded sheer in girl's, boy's, dining room and nook.
- Excluded microwave oven.
- Excluded all ornaments/decorations.