

262 Kathryn Crescent

List of Upgrades:

Living Room and Bedrooms (2015): Painted and original hardwood floors exposed. Installed new baseboards, ceiling fans (bedrooms), blinds. Expanded second bedroom closet.

Main Floor Bathroom (Aug 2017): Fully renovated; new tiles, Kohler toilet, vanity, window, heated towel rack, ceiling fan/vent.

Kitchen (2016/2020): All stainless steel appliances (fridge - 2016, built in microwave and chimney range hood - 2020, gas stove). New engineered hardwood floors, cabinets, backsplash, granite countertops, Kohler sink, pot lights (2020).

Hallway/Breakfast Area/Office (2020): Removed wood panel/ceiling tile and installed drywall. New glass and solid oak railing, engineered hardwood floors, pot lights (hallway/breakfast area), fan/light fixture (office). New top down bottom up honeycomb shades.

Main Level (2020): Upgraded switches and installed child proof electric outlets.

Exterior (2016-21): Painted exterior doors, installed new locks/knobs (2021). Fixed grading (2016), added missing fence and gate (2016). Covered porch area painted and new light fixture (2019). Front yard landscaping (2020).

Basement (2017/2020): New washer (2017). Partially replaced plumbing (2017). New rental water heater (2020).

Inclusions/Exclusions:

- All appliances, including washer, dryer, stove, fridge, dishwasher, microwave, hood range
- All electric light fixtures
- All window coverings (except kids bedroom curtains)
- **EXCLUDED:** Nest video doorbell, basement chest freezer, basement racks, garage work bench, garage pegboard with hooks, kids bedroom curtains, living room metal curtain tie-backs