



UPGRADES & FEATURES

Three Renovated Bathrooms (Toto Fixtures)

3/4" clear maple hardwood flooring on the 2nd & 3rd floors

4" walnut hardwood on the 1st floor

6 new wooden, high efficiency Marvin casement windows

A custom built modern kitchen, marble floor, Caerstone counters, with restaurant quality appliances, an extra-large Blanco modern stainless kitchen sink and taps on the 1st floor.

Updated Electrical

Updated Plumbing

The renovated loft with skylight in the attic serves as the 2nd bedroom and storage for the nanny suite.

The nanny suite can easily be converted back to all bedrooms.

The patio doors are spectacular 8ft Loewen's

Two Lee Valley 12-shelf pull-out pantry units in the kitchen cupboard.

Updated copper water main connection on both city and residential side.

The south half of the main roof-4 Year Old

New spring and pull cable mechanisms on garage door guaranteed for one year.

The Loewen Double French patio door s(no vertical post in the middle) have a lifetime guarantee.

Blomberg Dishwasher

Stacked LG heavy duty high efficiency washer (2 years old) Gas dryer (1 year old)

The gas stove in the main kitchen is a five burner Capital with an extra large convection oven. 3rd floor stove is electric. Newer Fisher/Paykel refrigerator in 3rd floor nanny suite.

TRUE clear glass commercial/restaurant refrigerator in main floor kitchen. Chest freezer in the basement.

The kitchen sink is a 30" stainless Blanco Quatrus single with a stainless steel Blanco Alta kitchen faucet.

Custom kitchen cabinets are made of cherry veneer plywood

Central Vacuum system.

New fencing between 63 & 65 Annette backyards

3year old backyard deck.

10 Ft Ceilings on Main & Second Floor

8ft ceilings on the 3rd floor.

New chimney caps

Victorian architectural details in trim and moldings.

Original Victorian handrails,

Balusters and newel posts on all three floors.

New siding on the garage.

Large built-in decorative stained glass window above 1st floor bathroom door.

200 amp electrical service.

Renovated attic contains a bedroom with Velux skylight that opens plus two large crawl spaces/storage areas with broadloom and recessed lighting.