



1417 Halifax Place

Side Door Foyer Entrance

- Covered entrance patio
- Garage access
- New door w/ windows (2020)
- His and Her doubled coat closets
- Brick feature wall
- New hardwood Maple floors (2019)

Kitchen

- Kitchen was refinished in 2019
- New hardwood Maple floors (2019)
- 97'x36' island w/ seating for 4
- Caesarstone counters (2019)
- New pendant light (2021)
- Refaced cabinetry (2019)
- Double wide pantry
- B/I curio cabinet and all glass cupboards (2019)
- Double undercount sink
- New gold faucet (2019)
- New hardware (2019)
- New SS Profile french-door fridge with built in water, ice, and K-Cup coffee machine (2019)
- New panelled Bosch dishwasher (2019)
- New SS GE Profile conduction electric oven (2019)
- B/I microwave range hood
- Sink window w/ pull down blinds
- Valance lighting
- Textured tiled white backsplash (2019)
- Multi-zone pot lights on dimmers
- B/I TV nook with television included
- Sliding glass doors to coffee nook patio (2016)
- Sitting area as eat-in kitchen
- Large windows
- California shutters

2 Pc Powder Room

- White shaker door (2018)
- Two town paint (2018)
- Double wall sconce (2018)
- Window opens with privacy curtain
- Single vanity w/ storage and toilet (2018)

Dining Room

- Refinished wood flooring (2019)
- Wainscotting and wall paper (2019)
- New chandelier (2021)
- Double french door to family room

Living Room

- Wood burning fire place
- Refinished hardwood flooring (2019)
- 2x side windows open
- Triple-wide front windows view to Halifax
- B/I display shelves with feature pot lights
- French door to front foyer
- Double french door to sunken living room

Family Room

- Additional electric heating
- Refinished hardwood flooring (2019)
- Wrap around windows all open
- New curtains (2020)
- Pot lighting on dimmers
- New custom made TV unit to fit (2020)
- Additional space for dining table
- Paint (Benjamin Moore HC 173)
- Sliding glass door to back yard (2016)

Front Foyer

- Door w/ lunette
- Covered front porch
- Refinished Oak hardwood floors (2019)
- Wainscotting w/ wall paper
- Dimmable chandelier (2018)
- Stairs to upper lvl w/ carpet runner (2019)

Upper Hallway

- Painted railing (2020)
- Wainscotting
- SECONDARY washer and dryer
- New stacked Bosch W&D (2019)
- Plush broadloom (2019)

3rd Bedroom

- B/I for full walk-in closet
- Addition PAX closet system
- Pot lighting
- Feature lighting in B/I shelves
- Window behind PAX cabinets
- Full length mirror
- Crown moulding
- Plush broadloom (2019)



1417 Halifax Place

Master Bedroom

- Plush broadloom (2019)
- Double windows w/ roller blinds
- LG ductless AC (2020)
- Pot lighting on dimmers
- Walk-in closet w/ racks/hangers/lighting
- Sliding glass door to 15.5' x 34' terrace
- 2x wood vegetable gardens
- Hose bib on terrace
- Newer railing (2016)

Bedroom 2

- Plush broadloom (2019)
- 3x windows w/ roller blinds
- All windows (2022)
- Walk-in closet w/ lighting
- LG ductless AC (2020)
- Ensuite powder room

2pc Powder Room

- Updated in 2019
- Sink and toilet
- Tiled floor
- Additional storage nook
- Sconce lighting

5pc Bathroom

- Completely gutted and renovated in 2020
- Double sink w/ marble counter
- Double mirrors and sconces
- Subway tiled wainscotting
- 1pc toilet
- 12x24 heated tiled floor
- Chandelier and pot lighting
- Vaulted ceiling
- Walk-in glass shower w/ floor-to-ceiling tiles
- B/I tub w/ vanity tray
- Windows (2022)

Rec Room

- Refinished in 2018
- Windows open
- Plush broadloom (2018)
- Painted (2018) (BM HC 173)
- Storage and display shelves
- Gas fire place
- Walk-up to backyard w/ new door (2018)
- Pot lighting

Bedroom 4

- Full bedroom with plush broadloom (2018)
- Wainscotting
- Double-wide closet w/ built in organizer

3pc Bathroom

- Tiled Floor
- Vanity w/ marble top and storage (2018)
- Under-mount sink
- Dimmable sconce lighting
- 1 pc walk-in shower

Laundry

- 6x double storage closets w/ lighting
- Used to be a kitchen
- Walk-up to side entrance deck
- Rented water heater
- Furnace (approx 2014)
- AC (unknown age)
- Tiled flooring
- Storage cabinetry and counters
- Front load Bosch washer and dryer (2017)
- Full-size laundry sink
- Window

Double Garage

- 2x separate electric garage door openers
- Covered flooring
- B/I bench, shelving and cabinets
- Full length ceiling storage
- 3x double storage closets
- Shelf w/ tv components
- New Whirlpool SS french door fridge w/ water and ice machine (2022)
- Access to backyard (door 2017)



1417 Halifax Place

Exterior Front

- Double wide driveway w/ interlock brick
- Double garage w/ separate doors
- Painted exterior (2016)
- New Mailbec wood siding (2016)
- Full sprinkler system
- Covered side porch w/ TREX and railing (2016) - has pot lighting and skylight
- Coffee-nook patio with TREX/railing (2016)
- New door with windows (2020)
- Access to basement under the deck**
- Covered front porch w/ TREX and pots
- Stone pathway to front door
- Exterior lighting
- Window planters included
- Cedar shingles
- Professionally landscaped by Cannon Nursery

Exterior Back

- 17.5' x 38' saltwater 9-10' deep Pool
- Pool safety cover (2018)
- Pool pump (2018)
- Pool liner (2019)
- Pool heater (2022)
- Rubberroc surface (2019)
- 75' Samsung Terrace TV (2021)
- Samsung outdoor speaker (2021)
- All lights around house (2015)
- West side gate (2015)
- Back fence (2019)
- Back fence posts replaced (2023)
- West side fence posts (2021)
- Elevated garden beds
- New trees along back fence (2020)
- Dog ladder in pool included
- Sauna
- Acces to garage
- Side entrance to basement
- Full sprinkler system

Summary and Extras

- Basement used to be a nanny suite
- Kitchen was refinished in 2019
- Refinished wood flooring (2019)
- New hardwood Maple floors (2019)
- New SS Profile french-door fridge with built in water, ice, and K-Cup coffee machine (2019)
- New panelled Bosch dishwasher (2019)
- New SS GE Profile conduction electric oven (2019)
- Sliding glass doors to coffee nook patio (2016)
- Sliding glass door to back yard (2016)
- SECONDARY washer and dryer
- New stacked Bosch W&D (2019)
- Plush broadloom (2019)
- 2x LG ductless AC (2020)
- Some windows (2022)
- Completely renovated 5pc bath (2020)
- Refinished basement (2018)
- 2x separate entrances
- Front load Bosch washer and dryer (2017)
- New Whirlpool SS french door fridge w/ water a ice machine (2022)
- Painted exterior (2016)
- New Mailbec wood siding (2016)
- All outdoor railings and TREX (2016)
- New side door with windows (2020)
- Full irrigation system
- 17.5' x 38' saltwater 9-10' deep Pool
- 17.5' x 38' saltwater 9-10' deep Pool
- Pool safety cover (2018)
- Pool pump (2018)
- Pool liner (2019)
- Pool heater (2022)
- Rubberroc surface (2019)
- 75' Samsung Terrace TV (2021)
- Samsung outdoor speaker (2021)
- All lights around house (2015)
- West side gate (2015)
- Back fence (2019)
- Back fence posts replaced (2023)
- West side fence posts (2021)
- New trees along back fence (2020)