



# 2437 Orchard Road

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## Exterior

- All brick exterior w/ vinyl siding at sides
- Black vinyl windows - ALL windows (2022)
- New black door w/ side window (2022)
- Poured concrete covered porch
- Neutral garage door w/ windows (2018)
- Concrete aggregate driveway
- Parking for 4 cars
- Access to backyard from both sides
- Double garage w/ extra storage space
- Wired in security system w/ several cameras (2022)

## Foyer

- Tiled foyer
- 2x new dome lights (2022)
- Garage access
- Double coat closet

## Open Concept Kitchen

- 2x windows
- Double SS sink
- New SS LG fridge w/ double freezer and water/ice machine (2021)
- New SS Bosch DW (2021)
- New LG gas 5 burner & gas oven (2022)
- SS chimney range hood
- Tiled floor
- Set up for desk or moveable island space
- Peninsula w/ seating for 4 w/ storage
- Panasonic microwave
- Kick plate vacuum
- Pot lights
- Tile backsplash

## Living Room & Dining Room

- Hardwood flooring
- Gas fire place
- Triple front window
- Pot lighting
- Neutral paint
- Chandelier
- Several windows
- Double sliding door to back yard

## Laundry/Mud Room

- New LG front load washer and dryer (2021)
- Full size laundry sink
- Tiled floor
- Storage cabinetry
- Storage/broom closet
- New frosted glass door to backyard (2022)

## Main Floor Powder Room

- Step down to tiled landing
- 2pc washroom

## Master Bedroom

- Triple wide window w/ lunette window
- Semi-vaulted ceiling to windows
- Extra window
- Neutral paint
- Full W/I closet with racks and shelves

## 4pc Ensuite Bathroom

- White tiled floor
- Vanity w/ space for double sink
- Full size vanity mirror
- Walk-in tiled shower w/ pot light
- Tiled-in deep tub with jets
- 2x frosted windows that open
- Neutral paint
- Kick plate vacuum

## Bedroom 2

- Triple wide window
- Neutral paint
- French door
- Fits king-sized bed
- Space for wardrobes as closet

## Bedroom 3

- Double wide window
- Double closet w/ racks/shelves
- Fits king-sized bed
- View of park

## Bedroom 4

- Double window
- Double closet
- View of park
- Freshly painted (March 2023)



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## Basement

- Newly renovated and fully finished (2022)
- Soundproof insulation!
- Windows (2022)
- Fresh neutral paint
- Vinyl flooring w/ matching vinyl stairs
- 2-zone pot lighting on dimmers
- Finished coat closet/storage w/ auto light
- Large under-stair storage
- Exterior waterproofing by Prime (2022)

## 3 pc Bathroom

- Newly finished (2022)
- Sink w/ storage
- 12x24 neutral porcelain tiled floor
- Walk-in glass shower w/ floor to ceiling tiles
- American Standard toilet

## Storage/Utility Room

- Sump pump
- Panel w/ room for more electrical
- Rented water heater
- Gas Furnace and AC
- Humidifier on furnace
- Room for shelving and storage
- Leftover touch up paint, tiles, and flooring

## Garage

- Double wide garage
- Electric opener w/ remote
- Utility/accessory hanger
- SS fridge and freezer
- Extended space for more storage
- Several storage racks

## Backyard

- Fully fenced (2018)
- Access gate to school and park
- Steel gazebo (2019)
- Swing set
- Weber BBQ w/ natural gas connection (2022)
- Access from both sides.

## EXTRAS

- All windows (2022)
- All exterior doors (2022)
- Newly renovated basement (2022)
- Wired in security system w/ cameras (2022)
- Beam Systems Central Vacuum
- Kick-plate vacuums
- New SS LG gas range (2022)
- New SS LG fridge/double freezer (2021)
- SS Bosch dishwasher (2021)
- Shingles (2018)
- Exterior fence (2018)
- Water heater rented (apprx \$35/month)
- Exterior waterproofing done in 2022
- Basement has soundproofing insulation (2022)