

Complete Redesign & Renovation 2018/2019 with rear mud room & powder room addition

Exterior

- Hardie Board wood siding (Midnight black) on side bump out and all dormers - 2023 by Spectrum siding
- Side bump out roof replaced - 2020
- Black Eaves, Fascia, Soffits, Porch ceiling - 2020
- Maintenance Free composite front porch with completely rebuilt framing (total ripout) - 2019
- Retaining wall, tumbled stone walkways, driveway and driveway borders, By Outdoor Lifestyles - 2019
- Foundation - complete perimeter waterproofed from the outside, contracted through the GC - 2017 (when I purchased the home before the renovation)
- Rear covered outdoor space complete with tongue and groove cedar ceiling, modern ETP picket style aluminum railings, pot lighting, extended 5' staircase and Sonos sound system - 2021
- Exterior rated Chandelier (2022)
- Pressure treated fencing with custom gates on both sides and 6x6 post construction - 2019
- Shed - poured concrete pad and had "Shed-in-a-day" build new shed - 2020 (\$6,000.00)
- New Front Entrance Door System - 2019 (\$8,500.00)
- Eagle/Casement awning black windows in the kitchen, primary bedroom, rear addition - Cheney Windows - 2018
- Eagle French Swinging Door on rear addition - 2018 (\$13,000.00 windows/door system)
- Enlarged window on the south side of the house and rebricked
- Exterior side door (north side) - Modern black door (Door Dudes Burlington) - 2018
- Exterior professionally painted - 2020
- Added outdoor tap on the south side of the house - 2019
- Added outdoor electrical outlet on the porch, controlled by the switch in the foyer - 2019
- Rough in for Irrigation front yard and back yard - 2018

Main Level

- Powder room and mud room permitted addition (2018/2019) with access to rear covered deck including large transom window
- Engineered metal beams installed to open up the entire main level with complete renovation (2018/2019)
- Gas fireplace installed (2019)
- Completed kitchen includes \$50,000 in appliances, hardwood floors throughout, pot lights on dimmers, upgraded trim, doors, (2018)
- Blinds on remote in living room (2019)
- Stationary blinds (2019)
- Fresh paint throughout (2022)
- Upgraded lighting throughout

2nd Level

- New hardwoods to match main level
- New Poplar trim throughout
- Blinds installed
- New 4 piece bath (2021)
- Renovated 3 piece ensuite (2021)
- Fresh neutral paint (2022)
- Upgraded lighting throughout

Lower Level

- Poured new laundry room floor and created new laundry room / storage room (2019)
- Created new mechanical room (2019)
- Drywalled entire basement (2018)
- New plumbing line installed for sump pump installation (2018)
- New doors / Trim (2019)
- Fresh neutral paint (2022) Collingwood OC-28
- Re bricked the wall in the powder room to repair it (Fix my Brick 2020)
- Pot lighting throughout

Mechanicals

- York 2 stage high efficiency furnace - 2018
- Humidifier - 2019 (currently not hooked up - As Is)
- Sump Pump installation - 2018
- Back-flow valve - 2018
- The entire house was re-wired and new electrical panel - 2018 (ESA)

Additional Storage - the foundation under the rear mudroom addition is partially dug out, full foundation walls to the footings and is possible to dig it out for an additional storage room.