

Main Floor

- Hardwood floors throughout (2019)
- Custom kitchen with island
- Walk out to deck + yard from kitchen
- Renovated two piece powder room
- Large open plan
- New trim throughout (2019)
- Pot lights
- Stainless steel appliances
- Gas stove

Second Floor

- Laminate floors throughout
- Large closets in each bedroom
- Three full size bedrooms
- Four piece renovated bathroom
- Smooth ceilings

Basement

- Newly renovated four piece bathroom
- Recreation room with office space
- Large storage area
- Large laundry room
- Backflow valve
- Basement tile (2019)

Exterior

- Laminate shingle roof (2019)
- Garage roof tiles (2019)
- High efficiency furnace (2019)
- AC coils (2020)
- Stucco (2018)
- Rear deck (2020)
- Juliette balcony (2019)
- Pine patio ceiling (2020)
- 2 Car garage with lots of storage + potential for home office or gym

Energy Efficiency Improvements

- Attic insulated
- New LED lighting throughout (2019)
- Ecobee smart thermostat
- Tinted windows with 3M window film for privacy/UV/glare (all bedrooms, kitchen, rear door; 2020)
- Upgraded windows and doors throughout

Other Permit Work

- Additional footings installed in basement
- Joists reinforced on main floor, basement and garage
- HVAC ventilation upgraded
- Smoke/CO sensors hardwired and interconnected throughout house talking/flashing for accessibility
- Ring video doorbell camera and security system; burglary, fire, CO professionally monitored, no contract

Amenities

- Steps to Gaffney Park trail
- New playground and calisthenics park (2019)
- Steps to Henrietta Park
- New playground (2019) and natural ice rink
- Short walk to StockYards shopping and restaurants, High Park Brewing, Starving Artist, Junction Craft Brewing, Transit