

4321 Shelbourne St

General and Outside

Extremely bright house with east, south and west exposure

Roof (Oct 2017) Malarkey Vista shingles (algae resistant) Limited Lifetime warranty if your primary residence with 12 year 'right start' warranty

2 new Columbia skylights (Oct 2017) tempered glass, LoE argon gas filled

Garage door opener with auto close and exterior keypad entry 2016

Hot water tank Aug 2017 - John Wood 60 gal

There's plumbing for a sink behind the workbench in the garage

The faucet on the side of the house by the garage man door has both hot and cold taps for washing dogs or other things.

Central Vac

Custom cedar fence around entire back yard 2015 and 2016, stained with Sikkens wood stain

Light fixtures at front of house approx. 2012

Light fixtures side and back of house 2016

Low maintenance landscaping front of house

Room to park a 3rd vehicle

Fig tree and peach tree

Front room of suite could be taken into main house living area by putting a door in the entry hall. It should be reasonably easy to do and would make a great family room or home office, near the front door with its own 2 piece bathroom.

Upstairs

Kitchen

2011 - 2 additional pantry cabinets in kitchen eating area

2013 Congoleum DuraCeramic limestone composite floor (softer and warmer than ceramic tile)

2014 Bosch dishwasher with stainless interior and third (upper) rack for cutlery

2017

Silestone quartz counters (Exotic Stone)

Backsplash

Blanco granite composite sink - undermount

Soft close drawers and doors, wood doors (KCS Sales Victoria), professionally installed by Sogars Construction

Riobel high flow faucet, lifetime warranty, ceramic cartridge, pull out spray

Sakura Range hood 730 CFM high air movement, with auto sensor and two fans (powerful and quiet, sone rating .5 to 4)

Samsung Chef Collection Stainless Steel Induction slide in range (Westcoast Appliance) with virtual flame, Flex Duo convection oven with divider (use as two separate ovens or one large one) and warming drawer.

Has both self-cleaning and also Aqua lift cleaning. Surface is easy to keep clean.

Samsung counter depth Stainless Steel fridge with water and ice in door (Westcoast Appliance) and freezer on the bottom

Note: The above information is given to assist purchasers and has been provided by the owner. It is believed to be accurate but should be verified by the purchaser if important.

Top quality Mirage maple select and better engineered hardwood floor
New baseboards in living area, hallway and entry hall
Satin nickel door knobs and hinges
2016 dimmer switches, thermostat on fireplace (behind TV)
2010 carpets in bedrooms

Bathrooms

2013

Congoleum DuraCeramic limestone composite floors
Toto low flow toilets

2017

Silestone quartz counters (Exotic Stone)
New undermount sinks
Moen faucets
Shower curtain rods
2016 timers on fans
2015 Large mirror Medicine cabinet

Recent Light fixtures (2014), towel bars in ensuite, shower heads both bathrooms

Laundry 2010 LG front load stacking washer and dryer

Suite

Fully self contained, all above ground suite with 2 bedrooms, 1 ½ bath

Laundry in suite (new washer Sept 2017)

Dishwasher

Top quality neutral colour wool carpet in living room and bedroom. Carpet in Living room has been covered by full size green carpet (tenants) and has never been walked on.

2013 Congoleum DuraCeramic limestone composite floor (softer and warmer than ceramic tile) in kitchen and both bathrooms, Toto low flow toilets

Suite refreshed 2013 when tenants moved in, included some paint (walls and baseboards), new light fixtures in main living area, new hardware in kitchen, kitchen tap, replaced fridge and stove with more recent models, plus the aforementioned wool carpets

Suite rent is \$1277 per month plus 40% hydro, they pay their own cable. Tenant is planning to move soon, allowing for increased rent to new tenant.

Electric cost

Hydro bills for house totalled \$1909.17 less suite portion of \$763.67 leaves \$1145.50 cost for upper. Note tenants are home all the time for hydro use.

Gas fireplace

Serviced Dec 2017 by In-Flame heating

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