

For Sale, \$479,900: Fully renovated, professionally decorated bungalow on large treed lot on mature street in Newmarket



Combination living/dining room: custom gas fireplace, crown mouldings, premium baseboards, high end hand scraped hardwood floors, large windows, ample pot lights



Brand new custom kitchen: stainless appliances, granite countertops, stainless backsplash, eat-in breakfast bar, double corner sinks, restaurant-style faucet, 4 large windows



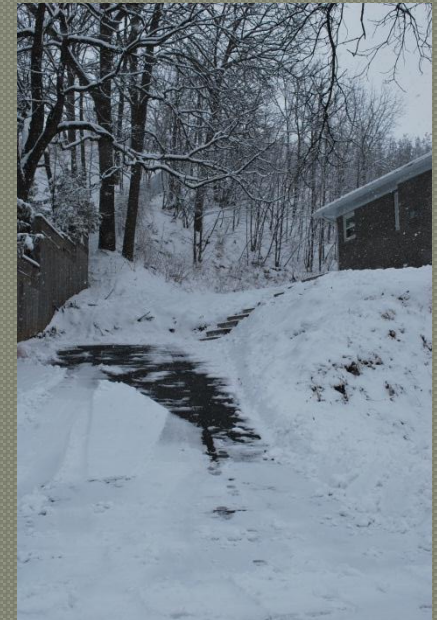
3 spacious bedrooms: crown mouldings, hand scraped hard wood floors, premium doors/handles/baseboards, windows overlooking trees in backyard, custom closet organizers



2 custom bathrooms, travertine & slate floors, granite countertops, high end cabinets, decorator faucets & light fixtures, attached laundry



Large lot on mature street, view of trees from every window, across street from green space/park, newly paved driveway, new front & side porches, walking distance to GO & Main St



Summary of features/upgrades

Exterior Upgrades

New soffit, fascia, eave troughs and downspouts
Pot lights in soffits
Cedar front and side decks, topped with TREX composite deckboards and Iron railings
Concrete walkway and steps leading to new paved driveway
New energy efficient vinyl double hung windows on main floor
New energy efficient steel entrance and side doors
Brick tinted by "Perma Tint"— 30 year transferrable guarantee

Framing & Insulation Upgrades

Exterior basement walls framed with 2x6 studs
1" Foamular Cel-lok – R.5 and 6" Roxul Comfort Batt – R.22 Insulation. Total basement insulation R.27
Basement has R.3.2 insulated subfloor
4" Roxul Comfort Batt on main floor – R.14
18.5" AttiCat Blown in insulation in attic-R.50
6 mil poly vapour barrier throughout

Mechanical Upgrades

New gas high efficiency LENNOX furnace
New LENNOX air conditioner
Complete electrical re-wire and panel upgrade with decora tamper resistant plugs, switches, timers and hard wired carbon monoxide and smoke detectors
New GE power vent gas water heater with thermo control valve
New GE water softener
New gas fireplace
New Nilfiisk central vacuum
New PEX water manifold with shutoffs and new PEX waterlines to all appliances

Basement Upgrades

Completely finished basement with premium underpad and stain resistant carpet
Laundry room in downstairs bathroom with new front load washer and dryer
Multiple storage rooms
Utility room with utility sink

Summary of features/upgrades cont'd

Interior Upgrades

Main floor has ½" subfloor screwed and glued on top of original pine boards
¾" hand scraped hardwood floors throughout
New register covers
All bedrooms have double doors with closet organizers
5" crown molding throughout main floor
Premium doors, handles, baseboards and trim
Potlights throughout living room, kitchen and hallway

Bathroom Upgrades

Moisture resistant drywall used in both bathrooms
Upstairs shower has waterproof membrane under the travertine tiles – completely water tight
Low flow, high pressure, comfort height toilet with elongated bowl
Travertine tile set on DuraRoc cement board sub floor
Slow close drawers and doors on double sink vanity
Basement shower constructed with Dura Roc cement board under a Schluter System Kerdi Shower Kit - completely water tight
Riobel ceiling rain head shower with multi-function hand held spray
Shower safe potlights in shower
Low flow high pressure toilet with slow close seat
Custom cut slate tile floor in basement washroom
Ceiling fan timer for moisture removal

Kitchen Upgrades

Brand new custom-made white shaker style modern kitchen
Eat in breakfast bar
Stainless steel, Frigidaire energy efficient side by side fridge with water & ice
Stainless steel Frigidaire slide in convection range with 4 burners and warming zone – ceramic top
Stainless steel Frigidaire over the range microwave
Stainless steel Frigidaire dishwasher
Restaurant style tap with double sink
Custom granite countertops with eat-in kitchen table
Stainless steel backsplash