DAVID RICHARDSON

THE COLOUR OF REAL ESTATE

PERSPECTIVE DEDICATION COMMUNITY APPROACH

2745 West 10th
Upgrades and Improvements

- The following were all completed in 2012
- Kitchen has latest-high end appliances: Fisher Paykel 2 drawer dishwasher, Kupersbusch convection and steam ovens, instant hot water dispenser
- New 200Amp service to house all wires underground to house and studio no junction boxes or knob and tube
- New gas-line installed as well, previous was too close to the surface of the ground. Natural gas fitting for a BBQ on deck
- Entire house was rewired
- All plumbing redone, old copper taken out
- Extra soundproofing insulation between main floor and basement suite for increased privacy and happy tenants downstairs
- New drywall, reinforced joists to eliminate squeaks
- New energy efficient baseboard heaters in basement, no air exchange with upstairs as there are no air vents (decrease sound); flush mount vets to upstairs heat vents
- Upstairs railing height increased to code
- French doors and new deck added off kitchen
- All new lighting fixtures & pot lights
- All new custom cabinetry with soft close
- Custom Hunter-Douglas blinds and customized curtains for remainder of windows

RE/MAX Select Properties
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