

3166 Earl Grey St – Improvements & Updates

Downstairs

Basement asbestos professionally removed by hazmat team

New ducting installed throughout basement

New furnace installed (2019)

Basement ceiling and walls fully insulated and re-drywalled

All new pot lights added

Hot water tank replaced and relocated for improved safety (2021)

Under-stair storage professionally sealed

Downstairs bedroom fully renovated with new insulation, drywall, lighting, and flooring (extra thick drywall and sound proofing insulation)

Washer and dryer replaced (2018)

Upstairs Improvements

Fully renovated custom kitchen with new flooring, cabinetry, and countertops (202

Kitchen was re-insulated

New laminate flooring throughout upper level with a sound proofing membrane underneath (2025)

New pot lights installed in hallway and the kitchen

New dishwasher (2025)

Negative asbestos test upstairs

Custom bathroom cabinetry, countertops and new lighting

Exterior & Structural

Composite deck with glass railings installed (2020)

Gutter guards installed

New outdoor faucet installed by the front driveway (2025)

Back exterior outlet replaced (2025)

Roof approximately 18 years old (25-year warranty)

Windows approximately 18 years old

Suite

Suite was renovated with new flooring, cabinetry and appliances in 2015.

Suite bathroom was fully ripped out and the sump pump moved and replaced in 2023

Bachelor suite currently vacant was previously rented for \$1200 a month

Suite is unauthorized

Note: All updates professionally completed by certified trades.