

516 Hunter St W.

Additional Information & Features

General

Front of House

- ❑ Front porch stoop & driveway - 2001
 - ❑ Porch cover - 2011
- ❑ Front walk & wall to garage - 2012
- ❑ Garage door - 2002
- ❑ Roof
 - ❑ left side (facing house) 2005
 - ❑ addition side 2011 + soffit and eaves

Interior

- ❑ Cork flooring in foyer, kitchen and pool kitchenette area
- ❑ Hardwood floors throughout. Refinished in 2009 (exception 2 front west side rooms)
- ❑ Living room built-in cabinetry and gas fireplace, with wired entertainment controls
- ❑ 2 decorative accent windows in dining room
- ❑ Fibreglass triple pane windows - Main floor and 2nd floor - 2011
- ❑ Drapery and Hunter Douglas blinds - 2017
- ❑ Glass French pocket doors - kitchen to dining room
- ❑ Granite countertop
- ❑ Gas cooktop and built-in oven, 36" wide fridge with freezer drawer, 6' wide upright fridge | freezer (located off the kitchen)
- ❑ 6 rooms on 2nd floor
 - ❑ Master - has 2 walk-in closets
 - ❑ 2 rooms of the rooms over the garage - 2011 addition
- ❑ Main bathroom - tub & tile 2018
- ❑ Attic access from second floor
 - ❑ Pull-down stair | hatch access
 - ❑ Insulated and has subfloor for walking & storage capability, over entire 2nd floor ceiling space, Polyisocyanurate (Nail Base)
 - ❑ Solar controlled exhaust vent for attic
- ❑ Lower level - Insulated, 1 Bedroom, 1 Office, rec room, laundry, 3 pc bath, cold room, gas fireplace with built-in cabinetry

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Additional Information & Features Continued

Backyard

- Deck surface - composite, with red cedar posts and overhead trellis, built for durability- 2012
- Fence replaced 2016 - fully fenced backyard with 2 self-closing gates on both sides of the house
- Pool shed resurfaced 2019
- Pool
 - Installed 2002
 - Pump replaced- 2015
 - Liner replaced- 2016
 - Heater replaced (gas)- 2017
- Gas line to BBQ and Barbecue
- Rainbird Irrigation system

General Notes

- Updated ¾" water line from street to the house
- 200 amp service
- Water softening system
- Energy efficient upgrades throughout.
- Garage is not deep enough to park a car inside. Plenty of room for storage, workshop, snowblower and or smaller machines.