

RENOVATIONS

37 PARKSIDE DRIVE



GENERAL

- Plumbing has been extensively updated throughout house
- Updated Electrical throughout house
- Backyard/landscaping extensively upgraded
- Majority of interior walls have been freshly painted
- Upgraded light fixtures throughout house
- Waterproofed basement

2021

- New tankless water heater - Navien - under warranty
- New ductless heating/cooling units in 3rd floor bedrooms - Comfort Air - under warranty
- New shingle roof: all non-flat roof areas CertainTeed Landmark Pro - under warranty (10 yrs labour cover all roofing, shingles carry 10 years labour and materials & a limited pro rata lifetime material warranty (50 yrs)
- New backyard shed
- Refinished main staircase - original treads
- New tile in back mudroom and kitchen
- Samsung cooktop - under warranty
- Broan kitchen vent - under warranty
- New staircase carpet - 2nd to 3rd floor
- Exterior painting (incl stairs, railing and house exterior)

2020

- Custom walk-in California Closets - Primary bedroom
- Basement renovation (Design by Two Fold Interiors) Interior waterproofing, including interior trench with weeping tiles, membrane and sump pump
- Insulation on exterior walls, soundproofing on ceiling and around mechanical, bathroom and laundry
- New washroom and laundry
- New triple pane windows

- Napoleon gas fireplace
- Custom mill work by Cabinet Lab
- Stone at bar, vanity, and laundry is Sandstone
- New solid oak staircase installed

2019

- Full renovation of upstairs bathroom (Design by Two Fold Interiors)
- New interior doors and hardware - 2nd and 3rd floor

2018

- New front door

2017

- Exterior upgraded - new soffit, fascia and eavestroughs
- New furnace and AC
- New Bosch dishwasher
- New cedar fences and stone patio in backyard

2016

- New flat roof - back 3rd floor
- New exterior door - walkout from primary bedroom
- New steel patio door - back of house
- New windows - entire house

2015

- New baseboard and trim throughout house
- New wainscotting - staircase
- New herringbone tile - front hallway
- Ductwork and vent installed in front mudroom - spray foam below
- New flat roof - front 2nd floor

2012

- New solid oak hardwood floors 2nd-3rd floors

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