

RENOVATIONS & INCLUSIONS

873 WINDERMERE AVENUE



2016:

- Professionally renovated with quality craftsmanship only 6 years ago from a bungalow to a two-storey family home, there will be little to no maintenance over the coming years.
- Completely gutted, everything is new including kitchen, bathrooms, hardwood floors, all new windows, furnace, AC, hot water tank, roof, updated plumbing and all new electrical.

OTHER IMPROVEMENTS SINCE THEN:

EXTERIOR:

- Power over ethernet lines run outside in conduits to deck and to upstairs for meshed WiFi network.
- Waterproofing along southern wall. More preventative than anything, and it was in preparation for redoing the driveway with stone/new asphalt - 35 year warranty.
- Automated sprinklers and irrigation system added in front garden.
- New faucets front and back.

GARAGE:

- 15A power line added, with 4 receptacles, 4 lights inside, 2 outside receptacles added, 2 outside lights.
- 12" trench dug around to alleviate garden butting up to walls.
- New skirts, gravel to help drainage.
- Front ground gutter added, draining away from garage.
- Water proofed joists at grade, foam sealed all round, boarded inside.
- New powered garage door and new window (2018).

BACK DECK:

- 15A power line added with 4 receptacles inside deck, 2 outside receptacles on skirt, 2 ceiling fans. Existing 3 outside lights upgraded (on existing circuit).
- Motorized screens added 2021 – there is a remote control for each screen.
- Half-inch glass added northern end, with IPE hardwood wall.
- 2021 vinyl deck with cedar skirting all around and glass railings.
- 2021 hot tub with new 50A circuit to support. Hot tub is high-end Master Spa and has the upgraded hydrotherapy jet system.

BASEMENT RENOVATED IN 2020

- Sub floor removed, back to concrete pad, to lower the floor of the main room ~4".
- New underfloor heating in two main rooms with ceramic tiling. 2 new 50A circuits with separate thermostats to support.
- In-wall wired 7 channel surround sound with in-ceiling Dolby Atmos.
- New laundry machines replaced in 2018.

KITCHEN UPDATES:

- All new appliances (2018), beverage center new in 2022.

LIST OF INCLUSIONS:

- All ceiling lights and primary bedroom sconces. All ceiling fans. Hunter Douglas window blinds. Existing LG fridge, Miele dishwasher, Wolf gas range, main floor beverage fridge. Existing LG washer & dryer. Basement freezer. Nest thermostat, Nest smoke detectors and Nest doorbell/camera. All CAT 6/7 hard wiring. 2021 hot tub. Irrigation system. Motorized back deck screens and remote controls. Garage door opener.

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