

RENOVATIONS

495 JANE STREET



KITCHEN RENOVATION

- New cabinets
- Counter tops
- Lighting & backsplash
- Stainless steel appliances
- Upgraded the city water pipe for better pressure

BOTH BATHROOMS FULLY RENOVATED

ENTIRE BASEMENT RENOVATED

- New floor tiles
- Insulation & drywall
- Lighting, pot-lights, dimmers
- Custom bar

FRONT & BACKYARD RENOVATION

- Oversized new deck
- New fence and gates at front and back

- Extra backyard lighting: wall sconces, LED strings, incandescent strings
- New gutters, fascia, and downspouts added to house and garage

GARAGE

- New siding
- 40 amp panel and multiple electrical outlets added inside
- Installed Ethernet cable and coaxial cable (TV)

SMART HOME TECHNOLOGY INSTALLED

- Ethernet cable and coaxial cable (TV) installed in most rooms
- Security sensor lights added to driveway and backyard
- Outdoor Nest cameras (front yard, driveway and backyard)

FLIP OVER AND CHECK OUT THE IMPRESSIVE LIST OF INCLUSIONS!

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SAGE REAL ESTATE LTD., BROKERAGE / 639 Annette Street — In the ♥ of Bloor West Village

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INCLUSIONS

495 JANE STREET



ALL OF THESE ITEMS WILL BE INCLUDED IN THE SALE OF THIS HOME.

- 1x Doorbell camera, Nest
- 3x Outdoor cameras, Nest
- 1x Thermostat, Nest
- 7x Fire alarms, Nest
- 12x Lightbulbs, Philips Hue
- 1x Light Bridge, Philips Hue
- 1x smart oven, LG
- 1x smart fridge, LG
- 3x WiFi boosters, Ubiquity
- 1x Outdoor Bluetooth sound system, 6 speakers and distribution system
- Exterior LED string lights track all around tree boxes
- Mood string lights around garage and fence with spare lightbulbs
- 1x Hot tub, 2 years old, RotoSpa including: water treatment solutions, water pump for removal & maintenance instructions.
- 2x Bar fridges
- 1x Dishwasher in basement
- 1x Bar island and stools
- 2x Neon signs
- 1x Outdoor dining table for 6, Hampton Bay
- 1x Outdoor umbrella
- Outdoor lanterns
- 1x Lounge set with 4 pieces & sunbrella cushions, Hampton Bay (1 couch, 1 coffee table, 2 armchairs)
- 1x Set of protective covers for lounge set, Ravena
- 1x Umbrella with misters, Hampton Bay
- 2x Retractable garden hoses - front and back
- 2x Vigoro cedar tree food and maintenance instructions
- 2x Large storage boxes
- 1x Outdoor fireplace
- 8x Raccoon sound repellents
- 1x Large wooden delivery box for large packages
- All Ikea Pax wardrobes in closets
- All blinds

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