

# 8 Audley Avenue - List of Upgrades

## **Interior Upgrades:**

- \*Main bath full renovation (2023)
- \*Main floor renovation (2017) included new hardwood flooring, new subfloor in dining room & kitchen, new window in kitchen, new custom kitchen and dining room cabinets (by Acmeko), new quartz countertops and cement backsplash tile, new appliances, sink, faucet, custom pulls (Upper Canada Hardware), new lighting including pot lights, electrical, plumbing.
- \*Carpet runner on basement steps (2019)
- \*Basement bathroom Reno (2016)
- \*Ceiling in master bedroom insulated and rep-drywalled (2015)
- \*Basement bathroom (2016)

## **Mechanical upgrades:**

- \*Furnace (2021) - Rental \$71.77/month
- \*Air Conditioner (2021) Rental @ \$71.77/month
- \*On Demand Water Heater (2014) - Rental @ \$36.69/month
- \*Back flow preventer and sump pump (2015)
- \*Plumbing - main replaced in (2015)
- \*Basement water proofing (2015) by Clarke Basements
- \*Electrical panel replaced (2013)

## **Exterior Upgrades:**

- \*Siding painted 2020
- \*Roof and skylight replaced (2016)
- \*Windows: Kitchen (2017), Bedroom and Front windows (2020), Main bath (2023)
- \*Backyard landscaping - artificial turf and slate stone - 2018 (Design Turf)
- \*East side fence and gate (2018)

## **House Inspection**

- \*There was a house inspection completed on this property by Carson and Dunlop.
- \*Please send email to receive a copy.