



## GROUND FLOOR

- Front door with decorative glass insert
- Foyer with 12" x 12" tiles
- Inside garage access
- Powder room:
  - 12" x 12" tiles
  - New toilet
- Laundry room
  - 12" x 12" tiles
  - LG® washer & dryer (April 2024)
  - Utility sink
  - Cupboards
  - Closet
  - Window
- Parquet floors
- New light fixtures
- New smoke/CO detector (2024)
- New electrical plugs and light switches (2024)

## KITCHEN WITH BREAKFAST AREA

- 12" x 12" tiles
- New light fixtures
- New kitchen sink with pull-out faucet (April 2024)
- Kenmore® appliance package:
  - Refrigerator
  - Stove
  - Dishwasher
- AirKing® rangehood
- Shaker style cabinets

## DINING ROOM/LIVING ROOM

- Parquet floors
- New light fixtures
- Majestic® gas fireplace with wood mantle, hearth and surround
- Access to 3-season sunroom

## 3-SEASON SUN ROOM (PROFESSIONALLY BUILT 2007)

- Insulated walls
- Laminate flooring
- Skylight
- Patio door to backyard
- Danby® Portable A/C unit

## PRIMARY BEDROOM

- New light fixtures
- Bay window
- Carpet
- 2 double door closets
- 4-piece bathroom
  - New light fixture
  - New toilet
  - Vanity
  - Shower / bathtub combo

## LOFT

- One bedroom | One bathroom
- 4-piece ensuite bathroom
  - New toilet (2024)
  - New light fixture (2024)
- New smoke/CO detector (2024)
- New electrical plugs and light switches (2024)
- Walk-in closet
- Carpet

## BASEMENT(PARTIALLY FINISHED)

- New Pot lights w/all new wiring (2024)
- Wall sconces (2024)
- 3-piece bathroom
  - 12" x 12" tiles
  - Ceiling fan
  - New toilet
- Laminate floor

## OUTSIDE

- Covered front porch with holiday light plug
- Fenced-in backyard
- Cement walkway from front to back
- Side door garage access
- Awning
- Backs on to Timberlea Trail

## MISCELLANEOUS

- Entire home painted (2024)
- Roof (April 2024)
- Attic insulation to achieve R60 rating and extra vents (April 2024)
- Tiles & grout professionally cleaned (April 2024)
- Carpets professionally cleaned (April 2024)
- Hot water heater (rented) April 2024
- Lennox® furnace (2020)
- Lennox Elite® A/C (2020)
- Cold room
- Sump pump
- Chamberlain® LiftMaster™ Professional ½ H.P. garage door opener
- Backyard garage access
- Central vacuum rough-in

## INCLUDED

- All window coverings, garage door opener, portable A/C in sunroom, basement fireplace, carpet in living/dining room