

## **List of Improvements: 5685 Macara Street**

- New Kholer windows and doors.
- New modified bitumen roofing system & shingles over front verandah.
- New fascia and eavestroughing/downpipe.
- New 200amp electrical service & all wiring throughout.
- New plumbing and water lines throughout (including new sewer lateral and water line to street).
- Entire exterior walls & roof – polyurethane spray foamed insulation.
- New flooring throughout entire property (hardwood & porcelain).
- New tub fixtures (tubs, toilets, shower valves, sinks, faucets, vanities) throughout: 2 Full & 1 ½ bath.
- Wiring is entirely new from the pole to the pot lights, light fixtures, plugs/switches throughout (interior and exterior).
- Renewed exterior – corner boards, cementitious board over addition and back, trim, paint and caulking.
- New custom kitchen including cabinets, island, countertops, all new appliances & backsplash.
- New Laundry Machine.
- New interior doors, trim, casing and window frames/sills.
- Custom closet built-ins.
- All new drywall, paint and trim work throughout.
- New front steps, back deck and grade level patio brick area in backyard.
- Newly paved asphalt driveway, new parameter fence and newly sodded backyard.
- Created open concept living spaces, built addition above kitchen to create master bedroom suite (to include ensuite and walk-in closet) and reconfigured all interior rooms and closets.
- New dual head ductless mini-split heat pump (kitchen & master bedroom)

