

244 Rosemount Avenue

An Uncomplicated Home Guide: Essentials Made Easy

Equipment & Warranties

Upper Suite:

Note: All instruction manuals and paperwork are in the physical "Appliance Binder."

Gas Furnace - Owned (Goodman 2023)

Installed by ALP. Contact – Alex Petlach

Warranty—Registered by ALP. 10-year parts, lifetime parts regarding heat exchanger, and 10-year unit replacement reheat exchanger.

HRV - Owned (Venmar 2023)

Installed by ALP. Contact – Alex Petlach

Warranty – Registered via the Vane website

Model # A150H75NT Serial # UK06230465056

AC Heat Pump condenser - Owned (Mits Air 2023)

Installed by ALP. Contact – Alex Petlach

Warranty – Registered. Limited warranty 5-year parts & compressor

Air cleaner for furnace - Owned (Clean Comfort 2023)

Installed by ALP. Contact – Alex Petlach

Warranty – Manufacturers warranty – no registration

Thermostat - Owned (Ecobee 2023)

Warranty – Manufacturer's warranty – no registration

Fridge - Owned (LG 2024)

Warranty – Manufacturer's warranty – Registered at lg.com

Serial # 309KRXDP2002

Ref # CNN240704313185

Dishwasher – Owned (LG 2023)

Warranty – Manufacturer's warranty – Registered at lg.com

Serial # 310KWKS1S157

Washer / Gas Dryer Tower - Owned (LG 2023)

Warranty – Manufacturer's warranty – Registered at lg.com

Serial # 310KWCF4X675

Gas Range/Oven - Owned (Samsung 2023)

Warranty – Manufacturer's warranty – Registered at Samsung.com @ 'mypage'

Serial # 0HFE7DDW901144P, valid until Nov 29, 2024

Microwave / Extractor Fan - Owned (Samsung 2023)

Warranty – Manufacturer's warranty – Registered at Samsung.com @ 'mypage'

Serial # 0CCZ7WOW900209B, valid until Nov 29, 2024

Tankless Gas Water Heater – Rental w/ Reliance – Month-to-month contract

Extractor Fan – Laundry Room - Owned (Panasonic 2023)

Warranty – Manufacturer's warranty – no registration

Extractor Fan – Upstairs Washroom - Owned (Panasonic 2023)
Warranty – Manufacturer’s warranty – no registration

Doorbell Chime - Owned (Honeywell 2024)
Warranty – Manufacturer’s warranty – no registration

Lower Unit:

Ductless Heating & Cooling (Mitsubishi Hyperheat 2023) – 2 interior units and exterior condenser
Installed by ALP. Contact – Alex Petlach
Warranty – Registered by ALP – 10-year parts, 10-year compressor

Range/Oven - Owned (Samsung 2023)
Warranty – Manufacturer’s warranty – Registered at Samsung.com @ ‘mypage’
Serial # 0HKF7DCW800218E, valid until Nov 30, 2024

Microwave / Extractor Fan - Owned (Samsung 2023)
Warranty – Manufacturer’s warranty – Registered at Samsung.com @ ‘mypage’
Serial # 0CCZ7WOW900075B, valid until Nov 29, 2024

Fridge - Owned (LG 2023)
Warranty – Manufacturer’s warranty – Registered at lg.com
Serial # 007TREW2U972

Washer / Dryer Combo - Owned (LG 2023)
Warranty – Manufacturer’s warranty – Registered at lg.com
Serial # 302PNEB2F572

Tank Water Heater (Moffat 2023)
Warranty – Manufacturer’s warranty – no registration required

Extractor Fan – Washroom - Owned (Panasonic 2023)
Warranty – Manufacturer’s warranty – no registration

Doorbell Chime - Owned (Honeywell 2024)
Warranty – Manufacturer’s warranty – no registration

Receipts & Contractor List Available Upon Request:

- Appliances
 - Windows & Doors
 - Driveway
 - Drywall & Taping
 - Electrical
 - Flooring, Stairs & Tile
 - HVAC
 - Insulation
 - Plumbing
 - Roofing
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High-Level Home Mechanics:

Roof & Exterior

- Sloped Roof: Asphalt Shingles 2017
- Flat Roof: Modified Bitumen Membrane 2017
- Rear Extension Flat Roof 2017
- New Windows: 2021
- Eaves & Downspouts (replaced 2017)
- Exterior brick repaired, chimney/roof/eaves/soffits 2017
- Driveway replaced 2019
- Chimney re-built 2017

Heating, Cooling & Electrical

- High Efficiency Gas Furnace - 2023
- Central AC - Upper Suite - 2023
- Furnace/Heat Pump/HRV for Upper Suite & Mitsubishi Hyperheat Ductless AC for Lower Level - 2023
- Electrical Service: 200 Amps (units have dedicated meter & panel @ 100A each)
- Copper Wiring - 2023
- All new electrical and electrical finishes throughout, two new panels, two separate meters

Plumbing & Water Systems

- Gas Tankless Hot Water Heater - Upper Level (Rental \$49.83 per month)
- Hot Water Tank - Lower Suite (owned)
- Service Piping into Home - Copper
- Sump Pump & Basement Waterproofing
- All new plumbing/drains/water supply lines/finishes throughout

Permitted Renovation & Construction

- Complete renovation down to brick shell; everything from framing & beyond is NEW
- High-efficiency renovation - spray foam insulation for all exterior walls on all levels, roof & joist bays -low utility/operating costs for new homeowners and/or tenants.
- All new framing for walls, floors, joists, subfloors, ceilings, and attic.
- Solid engineering & Safe “n” Sound insulation between all floors and interior walls for sound dampening & fire protection
- Legal second unit all to modern building and code as of 2024, with soundproofing and fire separation, all inspected and passed.
- Total separation of gas & hydro for owner flexibility with two hydro meters and gas serving the main unit only
- The lower level is underpinned with 8-foot ceilings and large windows. The waterproof lower level, with a new backwater valve and separate drains for the lower unit, including cleanout access, ensures worry-free operation.
- Separate water lines for each suite for easy maintenance
- The renovation was undertaken with an uncompromising vision regarding quality, professionalism, and materials. It was built to be an asset that will last for generations without worry - every inch has been maximized.
- All new appliances throughout

- Upper-level engineered hardwood & oak stairs, lower-level luxury vinyl flooring.
- New front deck 2023
- Charging ports in all rooms for convenient device charging
- Dimmer switches throughout to customize lighting

Closed Permits & Final Inspections are Available Upon Request.

Toronto Hydro

- Upper ("Unit A"): Average of last 6 months = \$58.18 monthly
- Lower ("Unit B"): Average of last 6 months = \$83.36 monthly

Enbridge Gas

- Upper: Average of last six months based on payments made = \$128.10 monthly
- Lower: No bill - all-electric

Additional Utilities:

- Garbage/Waste Disposal: \$102/month (average)

Energy Rating:

- 95 (September 2023)

Copies of Utility Bills Available Upon Request.

Additional complementary information at your disposal for an informed home decision:

PRE-LIST HOME INSPECTION

PROFESSIONAL FLOORPLAN

PROPERTY SURVEY

PHOTOGRAPHIC TIMELINE OF COMPLETED CONSTRUCTION WORK