

277 CEDARVALE AVENUE

Features/Upgrade List

EVERYTHING BELOW WAS REDONE BETWEEN 2017 AND LATE 2019
(EXCEPT FOR GARAGE PAINT/ROOF IN 2024):

- Roof (2018) - garage painted and roof redone in 2024
- New siding: the base house is done using cement board
- Many new windows; all main doors replaced inside and out, including interior doors, except for one antique door on the main floor bedroom and the bedroom doors upstairs (kept for nostalgia reasons)
- Boiler (2017), hot water tank (2018) - no rentals
- New drywall was installed throughout, with 5/8 drywall on ceilings where applicable; interconnected smoke alarms were installed
- New plumbing lines throughout, including an upgraded main line
- The wiring was replaced where needed, and additional upgrades were completed
- All drains, including mains below grade, were replaced throughout the house; a new concrete floor was poured
- All bathrooms were redone; every fixture was replaced and upgraded
- There is a separate electricity meter with a panel on each floor, along with a separate house meter and a blank meter for a garden suite/garage to the rear; 200-amp service feeds the entire property
- New flooring throughout the entire house, including ceramic and vinyl flooring
- New handrails; main stairs carpeted for sound deadening; new trim installed throughout most of the home, including baseboards
- New light fixtures throughout the entire house and exterior, including upgraded motion lighting for the rear door and pot lights in the basement
- Rough-in for laundry room in the basement, featuring a sliding wooden barn-style door and tile from floor to ceiling for easy cleaning
- The driveway was excavated entirely and lowered, and an interlocking driveway was installed from front to back on a private driveway
- The lowest level is finished with Dri-Core flooring and an interconnected wall system to maximize warmth and energy efficiency
- New Stel-Rads were installed in the bathroom and living room of the basement
- Upgraded Roger's main line, with cable and phone lines running throughout the home
- All walls had blown-in insulation installed before renovations
- Safe and sound Roxul fire-resistant insulation is installed between each floor
- A new railing system and posts were installed, and the porch was painted upon renovation completion

FOX MARIN

Samantha Marasco
SALES REPRESENTATIVE

Fox Marin Associates Ltd., Brokerage
489 College Street, Suite 305 Toronto, Ontario M6G 1A5
hello@foxmarin.ca foxmarin.ca 416.322.5000