

26 Anndale Road presented by  
**steven & paul**  
**Renovations & Improvements**

Extensively Renovated Home:

\$150,000 on Interior, Mechanicals, Kitchen , Basement, Bathroom.

\$50,000 on Front Landscaping.

\$50,000 on Back Garden, Stone & Landscaping.

\$30,000 on Garage & Shed.

\$25,000 on Exterior Doors, Hardware & Siding.

- Roof on house and garage re-shingled 2012
- New Siding and Eaves installed 2017
- New Wiring redone with new panel and light fixtures, LED pot lights, dimmer switches, ceiling fan and hallway night light switches
- Cat 6 / Coax Cable throughout house with high end home network system
- Fiber Optic cable into house
- New plumbing and city drains
- Upgraded natural gas line to accommodate all appliances
- All hardwood floor replaced with Herringbone pattern on main floor.
- Lennox furnace
- Tank-less hot water system
- Kitchen complete renovation, granite counters, double black stone sink, two tone brushed nickel and black faucet, travertine floors, Custom cabinetry with hardware, LED pot lights, Accent lighting, glass tile back splash, new baseboards, trim and crown moldings, numerous dimmer switches, Stainless Steel Appliances. Coffee Bar.
- Central Vacuum System Under Stairs To Basement, Includes dust pan system in kitchen
- All newer interior and exterior windows and doors, Two Fire exit windows added in Basement
- Electrical and Plumbing roughed in for Second Floor Addition

## 26 Anndale Road presented by

**steven & paul**

- Basement complete renovation with Steel Support Beam, new wiring, insulation, drywall, flooring, bathroom, cabinets, closets
- Installed Basement floor with upgraded laminate floor, honey comb subfloor, additional foam layer
- Sound Insulation Installed In Basement Ceiling
- Two renovated bathrooms
- Two setup locations for the Washer and Dryer (Plumbing, Gas and Hydro all in place)
- All newer cordless Blinds throughout house
- keyless lock Side Door
- Two built-in walk in closets
- Large second floor Storage room (with lighting)
- Baseboards, trim, window frames and crown moldings are wood material
- Motion Lighting system along exterior of house
- Renovated garage 2016
- Work Bench in Garage
- Garage is prewired for 30 AMP electrical, the garage is approximately 20 feet x 19 feet and 15 feet high including attic which has extra storage, (this may have the potential to be converted into a micro home.
- Backyard Professionally Landscaped with Natural Stone, sprinkler system and two level patios with extensive landscaping, deck and fencing and wiring for exterior lighting.
- Pond and Waterfall River cascading over stones and boulders in Backyard
- Front yard Professionally Landscaped with new front walkway, steps, patio, lighting system, water proofing, sprinkler system.

INCLUSION: S/ Steel Fridge, Gas Stove, Washer & Dryer, LED Pot Lights. Sprinkler System, Elfs, Tankless HWT(O),CVAC, Garden Shed. AC As Is.

EXCLUSION:TVs, Liv Rm Curtains, Stop Light & Wagon Wheel In Gdn.