

## 113 Simpson Avenue **Professional Upgrades & Renovations**

- House completely gutted with all new framing throughout entire house.
- All new silent joists floor joists, 5/8 tongue and groove ply glued and screwed down, 2 x 6 exterior walls 2 x 4 interior (all wood including basement)
- Existing basement foundation underpinned, new foundations on large rear addition, waterproofing and new weeping tile.
- All new copper plumbing and drains, including underground drains and sump pump
- All new 100 amp electrical throughout including panel and breakers
- All new heating and air conditioning including ducts, high efficiency furnace and condenser
- New 30 year shingles
- New insulation and vapour barrier throughout
- All new drywall, baseboards and doors throughout
- New windows throughout with the exception of a couple of upgraded existing thermal pane
- Finished basement with 8' ceilings, 3" oak engineered flooring, full bathroom, expansive multimedia room with large laundry room or nanny suite potential as kitchen roughed in and separate entrance
- New basement floors underneath
- New 4" quarter sawn oak floors sanded and stained on site
- New oak stairs and railings
- New high end custom kitchen cabinetry and granite countertops
- All new bathroom fixtures throughout
- All new high end Kitchen Aid appliances (everything in the house is Energy Star rated)
- New gas fire place in addition
- Outside new interlock walkways, front and back decks, sod and plantings

**The following construction & renovation details have been provided by the Seller for the benefit of prospective Buyers. Please note that the term 'new' refers to construction completed in 2008.**