



## JOSIE STERN TEAM

ON YOUR SIDE

SUTTON GROUP ASSOCIATES REALTY INC., BROKERAGE

76 Hilton Avenue

Home Improvements as per Seller

### 1. Fisher Paykel Appliances

- a) Fridge/Freezer – internal ice maker, has ActiveSmart Foodcare technology to keep food fresher for longer, clever energy – adapts cooling and defrosting only when needed
- b) Dishwasher – 7 wash programs available, extra sanitize and dry options, customize internal shelf heights to suit your needs
- c) Gas range – 36 ", 5 burners, extra-large oven capacity
- d) Wall oven – 17 functions including Aero pastry and roast, air fry and dehydrate with guided cooking using touchscreen, self-cleaning

Winner Reddot Design Award 2020

- e) Convection microwave – 12 cooking modes

2. Laundry room – EnergyStar Whirlpool full size washer & dryer, pole for hanging clothes to dry, quartz folding table and oversized laundry sink

3. High velocity system – all new, 2 air cons, tankless combi boiler, HRV air circulation system

4. Fiberglass front door – new with multipoint locking system and transom for extra light

5. Porcelain tiles in foyer with modern LED light fixture above

6. New roof.

7. Spray foam insulation.

8. New stucco with insulation.

9. New windows vinyl encasement.

10. New hardwood floors.

11. Underfloor heating for the entire basement floor with epoxy covering.

12. Underfloor heating in the master bathroom.

13. Custom kitchen with walnut cabinets and push open cabinets, soft close drawers.

14. Full walk in pantry.

15. Quartz kitchen table attached to oversized island.

16. Quartz counters in the kitchen.

17. Custom closet in master bedroom.

## 76 Hilton Avenue

### Home Improvements Continued

18. Italian tiles and vanities in all bathrooms, all tiles are porcelain except for glass tile backsplash in kitchen.
19. Solid white oak staircases.
20. 12 mm tempered glass railings and stainless-steel hand railings.
21. Rain head and wands in all bathrooms, jets in master bathroom shower, Free standing tub in the master bathroom.
22. All lighting LED high efficiency.
23. All lights wired on SMART home system – includes 2 tablets for controls or can be controlled from smart phone.
24. All new 200 amp electric panel, all new wiring including pot lights and panel.
25. All new plumbing including underground plumbing and all new drains.
26. Sump pump and back flow valve.
27. New driveway.
28. Landscaping front and back – including Ontario certified drought plants in front, Cedar trees and Autumn Glaze Maple trees in back.
29. Includes all LED mirrors in the bathrooms.
30. BBQ gas line for deck.
31. New deck and fence.
32. Separate entrance to the basement.
33. New front porch and front walkway with floating stairs made of limestone concrete.
34. 4 speakers on the main floor.
35. Waterline  $\frac{3}{4}$ ".
36. Storage under the deck outside and storage room in the basement.
37. Central vacuum with attachments.
38. All 4 walls waterproofed and new weeping tile.