

JOSIE STERN TEAM

ON YOUR SIDE

SUTTON GROUP ASSOCIATES REALTY INC., BROKERAGE

## 248 Tyrrel Avenue

### Home Improvements and Features as per Seller

2020

\*Replaced roof shingles.

2018

\*Created extra built in closets with tv shelf in master bedroom.

2017

\*Created basement bedroom.

2016

\*Built in bookshelf and desk in family room.

2015

\*Installed gas line for bbq.

\*Installed closet organizers in existing closets.

\*Heated floors in the kitchen and 2<sup>nd</sup> floor bathroom.

\*A/C wall unit on 2<sup>nd</sup> floor.

\*Working gas fireplace.

#### Annual Expenses

Gas \$1,221

Hydro \$2,360

Water \$976

Home Insurance \$1,561