

Features and Improvements

#4-9925 Third Street, Sidney

Design work by Sheri Peterson of “Sheri P Design”

All new fir interior doors with new door trim

“Perverco” ¾” (brushed white oak) engineered flooring (20 yr guarantee)

All bedrooms updated with new “Stainmaster Paradise” carpet

Electric heat in kitchen, living room and master bedroom updated with convection heaters

All other electric heaters updated to state of the art baseboard heat

New blinds throughout

New baseboard and crown moulding

Removed ceiling stipple throughout the home

2nd Bedroom

New queen sized wall bed

New wall mounted desk

New Led ceiling mounted light

2nd Bathroom

New slate tile flooring

New fan vent

New bathtub, fittings, wall panels, cabinet, sink and taps all from Island Marble

New mirror

New toilet

New LED light over mirror

Laundry Room

New vinyl flooring

New 60 gallon hot water tank

New Shelving and hangers from Incredible Closets

New LED pot lights

Kitchen

New cabinets by Thetis Cove Joinery

New granite counters by Matrix Marble

(heated countertop along curved edge sitting area)

New Stainless Steel appliances

Cooktop is 100% magnetic induction

New LED pot lights in kitchen and eating nook

Installed a 5 stage reverse osmosis water filtration system

Den

Additional shelf added

New Led ceiling mounted light

Pantry (in Hallway off kitchen)

New shelving unit by Thetis Cove Joinery

Living/Dining Room/Sitting Room

New gas fireplace with new mantle and granite facing
(fireplace controlled by battery operate remove)
Prewired (behind painting) for 100v and HDMI cable
Two floor mounted 100v outlets added
Original storage/bar cabinets painted
New ceiling fan
New LED potlights

Sunroom

New fir double doors installed from the living room and the master bedroom
New slate flooring with in- floor heat
New LED pot lights

Master Bedroom

New closet organizer
New LED potlights

Master Bathroom

New slate flooring with in floor heat
New fan vent
New glass enclosed shower from Island Marble c/w rain shower, wall jets, hand held shower head and folding seat
New cabinetry by Thetis Cove Joinery
New sinks, countertops and taps from Island Marble
New mirrors
New LED lights over mirrors
New toilet

Garage

New shelving
Full 2 ½ car garage with separate storage unit and attic storage

Exclusions

Hot tub in garage
Portable vacuum in laundry room
TV in den
Wall mounted tire storage in garage
Infrared sauna in laundry room