

ADDITIONAL FEATURES: 1553 Smith Avenue

- Windows replaced 12 years ago - high end with Argon gas
- Roof replaced 2004 with fibreglass asphalt shingles
- Main electrical panel 100amp - sub panel with 220 in garage
- All drain tile replaced with rigid tile approximately 15 years ago
- Addition built 1978
- Soffits replaced
- Aluminum fascia boards (barge boards & never need painting)
- Ledgestone fireplace settings added 4 years ago
- Kitchen renovation 6 years ago - dishwasher only 3 years old
- Workshop below double garage
- All bedrooms have ceiling fans
- All bathrooms have expensive, effective fans
- Built-in Eureka vacuum system
- 220v in garage for compressor - so would be relatively easy to suite basement
- Workshop in double garage with 220v and 16' door (replaced 8 years ago)
- Stell i beams installed in recreation room, garage and family room extension
- Exterior painted
- Underground sprinkler system front and back plus programmed 5 zone drip system