

72 Deforest Rd

Feature Sheet

Only 2 Owners in the last 62 years!

2011

- Solid Oak Banister

2014

- Upgraded kitchen with custom cabinetry by Parada Kitchens, with soft close cabinets, glass door cabinet feature
 - o GE Cafe Double Oven
 - o GE Cafe Microwave
 - o Bosch dishwasher

2015

- New Roof (10 Year Warranty with Royal York Roofers)
- Updated floor support – $\frac{3}{4}$ ply floor with $\frac{1}{4}$ underlayment, glued, and screwed – main floor and upper floor
- Reinforced floor joists under kitchen tile with new 2x8 glued screwed to existing joints
- Updated ducts and cold returns to all bedrooms
- New Central Air Conditioning Unit

2017

- Finished Basement (Approx. 7ft height)
 - o Pot lights
 - o 1 Pantry
 - o 3 Custom Design Closet Spaces

Additional Features & Upgrades

- New LG Fridge 2022
- New GE Washer 2022
- Extra Large Capacity Inglis Gas Dryer
- Updated bathroom with rain shower and full-size tub, wiring roughed for bathroom pot lights – 2 switches (main area & tub area)
- Kitchen rough in wiring for under cabinet lighting, Electrical outlet installed under sink for future garburator
- 1 x 14/2 Romex wire run from panel up to attic, coiled ready for future use
- 3 Way Switches top and bottom of both sets stairs
- Primary bedroom and Upper Hall light wired to accept ceiling fan
- New Water Main Shutoff Valve installed
- Cold Water Feed roughed in for fridge – valve located in laundry room ceiling under fridge
- Basement bathroom rough in – no warranties
- Backyard Shed – 2x 15A Circuits run underground to shed, built in wall-to-wall work bench, tool peg board, and under shelf lighting, 9 pot lights in shed