

# upgrades

## Nearly \$1M in improvements in past 2 years

### 2014

- High-efficiency natural gas Weil-McLain boiler – by Direct Energy
- New 75-gallon Water Heater – installed by Direct Energy

### 2013

- Solid wood/glass French doors to deck above garage
- LiftMaster Elite direct-drive garage door opener with security sensors + heavy-duty PosiLock system (lifetime warranty on motor)
- Nest Learning Thermostat installed

### 2012

- Space Pack High-Velocity Centralized AC (additional heat capacity)
- Four new bathrooms (4 toilets, 2 tubs, 1 soaker, 2 showers, 4 statuario marble vanities, 5 sinks)
- Installed main-floor powder room (statuario marble floor + vanity)
- Rebuilt roof on main-floor bay – Black General Contracting
- New deck and fencing
- New 200-amp service installed by Toronto Hydro
- Entire home rewired (all copper; new panels)
- New soffits, gutters and downspouts (with leaf guards)
- New wood siding on 2nd and 3rd floor dormers
- New wood storm windows on 2nd floor, south + east facing
- New all-wood frame double-pane windows 2nd floor bathrooms
- New basement casements in nanny room suite
- Built-in climate controlled 1250-bottle wine cellar with glass door
- Whole-home monitored alarm system (with hardwired fire, carbon monoxide, glass-break, door/window sensors, motion detection + flood sensor)
- New kitchen
- Hand-scraped engineered hardwood flooring in kitchen + master suite
- In-floor heating in ensuite, family bath and 3rd floor bathroom
- Custom shoe closets in front entry (capacity: 80+ pairs of shoes)
- Master suite: in-wall heating, sound and heat insulation (walls + ceiling), custom dressing room built-ins, new ¾" oak engineered flooring
- In-ceiling speaker system in living room + kitchen (controlled separately)
- Ethernet wiring to all 4 floors (enabling full-power wireless signal in every room of every floor)
- Additional attic insulation
- Glass/aluminum garage door

### 2011

- GAF Timberline roofing (50-year manufacturer warranty)
- All new roof venting installed
- New asphalt flat roof over garage