

# the **BREL**team FEATURES AND RENOVATION LIST

## 473 BERESFORD AVE

- Spacious semi-detached, 3 bedrooms plus dedicated office nook, two washrooms
- Quality renovations from top to bottom
- Working wood burning fire place in living room
- Updated chef's kitchen with granite countertops, marble backsplash PLUS all new stainless steel appliances, double sink and faucet.
- New windows and doors throughout the house
- New Maple Hardwood floors on main and second, new laminate in basement, new carpet on basement stairs
- Updated lighting throughout, including new LED pot lights on main
- Two new bathrooms/new plumbing
- Updated large laundry room
- Master bedroom with huge custom closet and bay window
- We have built storage in everywhere!
- Custom cabinets and shelves in living room
- Brand new coat/ shoe closet
- All bedrooms with closets
- Large linen closet upstairs bathroom and hallway
- Additional storage in basement and laundry room
- 2015 roof, updated gas line
- 2016 Daikon central AC
- 2011 Hot Water Tank – Rental
- Nest Thermostat

### NEW ZONING APPROVAL Additional Square Footage

- In 2014 this pocket of Beresford Ave was re-zoned for third storey additions and since then a few of the immediate neighbours are midst the planning process for a third floor addition
- Zoning approval copy is available for 487 Beresford Ave

### RENOVATION TIMELINE

#### FEBRUARY 2017

- All new hardwood floors (French Roast Hand Distressed Maple)
- All new laminate in basement
- Removed remaining popcorn ceilings
- All new kitchen appliances
- All new lighting in kitchen and basement
- New carpet on basement stairs
- New wood bannister
- Re-faced wood stairs
- Installed new duct work to small bedroom
- New main floor coat closet

#### 2016

- Exterior paint
- New windows in master bedroom
- New AC
- New exterior lighting – backyard
- New roof
- Exterior landscaping: new walkway, stairs, exterior paint and front/back landscaping

#### 2015

- New roof (shingled roof in front)
- New front walkway and front porch stairs

#### 2014

- New electrical stack (all wiring coming into the house from the power line was replaced)
- Updated gas line

#### 2013

- All new windows and doors (master bedroom windows replaced in 2016)

#### 2012

- Front of basement gutted - put in laundry room and new bathroom (all plumbing in basement is new, including main water line)
- Replaced basement plumbing stack from the upstairs bathroom going into city pipe & up to laundry room
- Video snake went into the pipes and determined that the pipe from the laundry room out to the city line is in good shape with no tree roots
- Gutted top floor at back of the house and added extra bedroom and new bathroom (all new plumbing)
- Re-faced kitchen cabinets and new hardware
- Installed new granite counter tops, sink, faucet, and marble backsplash in kitchen
- Custom made cabinetry and shelves in living room flanking wood-burning working fireplace
- Installed custom master bedroom closet