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## *108 Livingstone St W, Barrie*

### HOUSE UPGRADES AND FEATURE LIST

- Totally renovated the main floor – removed all carpet and vinyl flooring and put oak hardwood floors in the living room, dining room, and family room (2013-2014)
- Porcelain flooring installed in the kitchen and front entrance/hallway, powder room, laundry room and ensuite bathroom (2013-2014)
- Painted the entire main floor, upstairs and lower level landing (2013-2014)
- All new bannister pickets installed (2013-2014)
- Garage doors (2012)
- Roof (2012)
- Unistone front walkway (2012)

#### Kitchen

- New countertops, faucet (2019), sink (2019) and backsplash
- California shutters on all windows (3) and sliding door (25 year warranty)
- New ceiling fan (2018)
- New light fixture (2016)
- New porcelain flooring installed
- Professionally installed pantry organizer and kitchen drawers
- New windows and sliding door by Magic Windows with a 40 yr. transferable warranty) (2017)

#### Dining Room

- Painted
- Oak hardwood floors installed
- New window treatment
- New light fixture

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## Family Room

- Painted
- New oak hardwood floors
- Upgraded Rogers connections for TV
- New window (2018) and new sliding door (2019) (Magic Windows with a 40 yr. transferable warranty)

## Living Room

- Painted
- New oak hardwood floors installed
- New windows (2018) (Magic Windows with 40 yr. transferable warranty)

## Hallway/Front Entrance

- Painted
- New porcelain floors installed
- New light fixtures

## Powder Room

- Painted
- New porcelain flooring installed
- New low flow toilet (American Standard)
- New vanity, sink and faucet
- New towel /toilet paper holders installed

## Laundry Room

- Painted
- New porcelain floors installed
- New laundry tub

## Front Hall Closet

- Professionally installed closet organizer

## Master Bedroom:

- Painted
- New ceiling fan/light fixture installed
- New windows with blackout blind built-in (2018) (Magic Windows with 40 yr. transferable warranty)
- Rogers TV cable installed

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## Master Ensuite & Walk-in Closet

- 5-pc ensuite
- Painted
- New ceramic tile flooring installed
- New double sinks, and faucets, vanity, countertop installed
- New Mirolin soaker tub
- Crown molding and wainscotting
- New shower installed with new shower faucet with hand shower/plumbing (2019)
- California shutters (25 yr. warranty) (2018)
- New low flow toilet (American Standard)
- New light fixtures
- New window (2018) (Magic Windows with 40 yr. transferable warranty)
- New exhaust/heat lamp installed
- Professionally installed closet organizer in walk-in closet

## Main Upstairs Bathroom

- Painted
- New vinyl flooring
- New double sinks and faucets, vanity, countertop installed
- New Mirolin surround tub with new faucet and hand shower
- New exhaust fan
- California shutters (25 year warranty) (2018)
- New windows (2018) (Magic Windows with 40 yr. transferable warranty)
- New low flow toilet (American Standard)
- New light fixture

## Bedroom #2

- Paint
- New light fixture
- New window (2018) (Magic Windows with 40 yr. transferable warranty)
- Professionally installed closet organizer

## Bedroom #3

- Paint
- New light fixture
- New window (2018) (Magic Windows with 40 yr. transferable warranty)
- Professionally installed closet organizer

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## Bedroom #4

- Paint
- New light fixture
- New window (2019)(Magic Windows 40 yr. transferable warranty)
- Professionally installed closet organizer

## Linen Closet

- Painted professionally
- Installed closet organizer

## Upstairs Hallway

- Painted
- New light fixture

## Attic

- Upgraded attic insulation

## Basement

- April Aire programmable thermostat
- Storage room built (2018)
- Upgraded electrical work done (2018)
- Dry-walled furnace room side of furnace room (2018)
- Excavation of east basement wall to fix leaking under window (2018)
- Dry-walled, carpeted, painted rec room (2019)
- New track lighting (2019)
- New sump pump (2019)
- Upgraded attic insulation (2013)

## Outside Property

- Removed deck and had patio professionally put in (2015)
- Outside lights replaced (motion sensor in backyard) (2018)
- Professionally done decorative river rock garden beside west side of driveway (2018)
- Re-sodded the front lawn (2018)
- Front garden shrubs professionally planted (2015)
- Garage vinyl capped (2020)

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