

# 37 Ross Patrick Cres List of Upgrades

## 37 Ross Patrick Cres Upgrades:

NOTE- \$80K IN BUILDER UPGRADES 2008 (MARKED ***)
***MASSIVE KITCHEN UPGRADE INC. SLIDE OUT SHELVING IN SEVERAL LOWER CABINETS, TUMBLED MARBLE BACKSPLASH, STONE COUNTERS, HIGH OUTPUT RANGE HOOD, CENTER ISLAND SEATS 4
***9' CEILINGS ON MAIN FLOOR
***EXTRA HEIGHT WINDOWS ON MAIN FLOOR
***WINDOW SEAT AT 2 <sup>ND</sup> FLOOR LANDING
***ENTRY FROM GARAGE TO HOUSE
***NATURAL GAS BBQ NIB
***GARDEN DOORS TO FRONT COVERED PORCH
***GAS FIRPLACE WITH BLOWER/FAN
***CORNER BANQUETTE SEATING WITH STORAGE
***LED POT LIGHTS WITH DIMMERS IN KITCHEN/FAMILY ROOM
***DARK OAK HARDWOOD FLOORING THROUGHOUT (EXCEPT HALL, KITCHEN, BATHS AND LAUNDRY)
***HIS & HERS SINKS, SOAKER TUB IN MASTER BATH + GLASS SHOWER ENCLOSURE
SS Frigidaire Gallery French Door Fridge w/Bottom Freezer, Kitchen Aid Gas Stove, Valance Lights
Front Load Washer/Dryer, Water Softener
2 <sup>ND</sup> FLOOR LAUNDRY WITH XL SS TUB/CEASARSTONE COUNTER
GLASS DOOR ON GUEST BATH SHOWER
CALIFORNIA SHUTTERS ON ALL WINDOWS
UPGRADED MOST ELECTRICAL LIGHT FIXTURES
CENTRAL VAC (EUREKA) WITH ATTACHMENTS
NEW CENTRAL AC AUG. 2020 WITH 10 YEAR WARRANTY
NEW BOSCH DISHWASHER AUG. 2020
LED Lighting
PARTIALLY FINISHED BASEMENT WITH ENCLOSED FURNACE ROOM, STORAGE ROOM UNDER STAIRS WITH POCKET DOOR
MIRROR DOORS ON FRONT HALL CLOSET, 3 <sup>RD</sup> (YELLOW) BEDROOM CLOSET
\$40K IN PROFESSIONAL LANDSCAPING INCLUDING (2) TREX COMPOSITE DECKS, HEATED GAZEBO, INTERLOCK, OUTDOOR DRAPE AND LIGHTS
FULLY FENCED REAR YARD WITH (2) WATER FEATURES
(2) GARAGE DOOR OPENERS, GARAGE ORGANIZATION ACCESSORIES, CENTRAL VAC OUTLET & ACCESSORIES
KEYED ALIKE MEDECO LOCKS ON ALL 4 ACCESS DOORS TO HOUSE
(4) LED COACH LAMPS EXTERIOR

Over \$170,000 in Upgrades

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