

UPGRADES + RENOVATIONS

29 BIRCHBANK LANE



RENOVATIONS IN 2013

- New open concept on the main floor.
- Relocation of powder room into the basement.
- New custom oak hardwood flooring throughout the home.
- All new bathrooms (3) new tiles, vanities and fixtures.
- All new kitchen: cabinets and matching custom millwork (closet, drawer, table and feature wall), new quartz countertops. Oak stained hardwood on main floor and 2nd floor hallway.
- New stainless steel appliances in the kitchen. Runners on staircase.
- Refinishing of stairs and new custom solid wood stair railing.
- Fireplace clad with tile and Quartz.
- New trim throughout the home.

UPGRADES 2018/2019

- All new windows in the house except for the patio and 3rd-floor balcony (condo board scope because it is exterior).
- New garage door (condo board scope).
- New outside railing at the front of the home (condo board scope).
- New wood patio deck and planter (done by seller).

UPGRADES 2020

- New energy-efficient LED pot lights on the main level.
- New updated (to code) smoke detectors.
- All new electrical switches and receptacle plate covers.
- Installation of soft-close hinges in the kitchen
- New laundry room with new tiles, sink, quartz countertops and storage under the stairs.
- A fresh coat of paint on all walls, ceilings, doors, and trim.
- New pendants in the kitchen.
- Installation of new Ecobee thermostat.
- Renovated garage (painting of walls, ceiling, and floor) + Husky storage.
- New black interior door hardware throughout the home.

AMIR SHAHI & ALEKS OLEKSAK,
SALES REPRESENTATIVES

info@amirandaleks.com | 416.707.1209

amirandaleks.com

SAGE

Sage Real Estate Ltd., Brokerage
2010 Yonge Street, Toronto ON M4S 1Z9 | 416.483.8000