



## RENOVATIONS & UPGRADES @ 143-1055 RIVERWOOD GATE

**All updates and renovations completed between 2022-2024**

**Total cost approximately \$173,000.00**

### **Renovations and Upgrades**

- This home was substantially re-built and renovated leaving virtually nothing untouched.
- Wide plank 7.5" engineered white oak hardwood floor on stairs and top two floors.
- Includes customized stair nosings, flush floor vents and transitions on all flooring.
- New porcelain tile hexagon flooring in entranceway and both top floor bathrooms.
- New waterproof luxury plank vinyl floor in basement entry and gym/guest room.
- Removed old popcorn ceilings throughout entire home.
- Re-drywalled ceilings throughout entire home with flat finish.
- New Low VOC Chantilly Lace interior paint throughout entire home
- As above, freshly painted walls, ceilings, doors, trim and baseboards.
- All new interior shaker doors, bi-fold doors and garage main door.
- All new baseboards, door casings and shiplap feature walls.
- New Wiser Matte black interior door hardware and hinges.
- New Moen Matte black towel bars, robe hooks and TP holders throughout three bathrooms.
- New LED light fixtures in bathrooms, bedrooms, hallways, stairwell and garage.
- Custom made floating shelves in the living room with recessed Led lighting.
- Panasonic whisper fans in all three bathrooms.
- Google nest integrated smoke and carbon monoxide detectors on all three floors.
- Google nest hardwired door camera and doorbell.
- Google nest smart thermostat.
- All new electrical switches, dimmers and tamper proof outlets with screwless plates throughout home.
- Built-in cabinetry for AV storage beside the living room fireplace and TV.
- Built-in storage/under counter stainless steel silhouette beverage fridge in lower level gym/guest room.
- Built-in murphy bed in lower floor guest room/gym (4th room/bedroom).
- New full size Electrolux washer and dryer on the top floor.
- New Matte black aluminum interior stair railings on all stairs.
- Built-in closet systems for primary bedroom including hanging space and roll outs.
- Custom built fireplace surround and new custom floating fireplace mantel.
- Removed and opened old drywall railings and stairwell divider to create open concept vertical design
- Stairwell divider with slat railing feature, letting in more light and creating more space.
- New Timber tech composite deck in backyard.
- Timber tech composite deck installed with full length 20' boards using a hidden fastener system.
- Upper closed cabinet storage added to garage back wall.
- New epoxy coating throughout garage floor.
- PVC baseboards (Waterproof) added to all garage walls.
- New built-in shelving added along entire wall of garage for storage bins was installed to not interfere with car parking and avoids taking up any floor space.



## Bathroom Upgrades

- All three bathrooms were completely upgraded.
- New tiled porcelain hexagon floors and porcelain tiled walls.
- Built-in mitered niche in primary bathroom with glass shelving.
- Floor to ceiling frameless tempered glass wall for walk in shower.
- Custom stain grade white oak floating vanity's in both main bathrooms.
- Dovetailed drawer construction
- 3cm quartz countertops and backsplashes in all bathrooms.
- Moen matte black faucets and fixtures in all bathrooms.
- Matte black custom mirrors in each bathroom.
- Flush transitions from bathroom tile to all hardwood floors.
- Valve control for shower is located opposite from shower head in primary for better accessibility.
- New LED light fixtures over vanities and recessed lighting in main bathroom ceilings.
- Kohler white porcelain sinks in all bathrooms.
- Panasonic whisper fans with adjustable CFM options.
- Maxx white acrylic tub in secondary bathroom
- New porcelain white toilets throughout home

## Kitchen Upgrades

- Custom-built full-size chef's kitchen including more than double the previous amount of storage.
- Increased kitchen size, cabinet storage and counterspace.
- 10 foot long custom kitchen island added with sink and dishwasher.
- Seating for 6-8 people at the kitchen island.
- Stain grade shaker oak upper cabinets around range.
- Matte black lower cabinets and pantry storage throughout remaining kitchen.
- Full height quartz backsplash, full length quartz countertops and quartz double waterfall on island.
- Under cabinet LED lighting in the kitchen.
- New recessed LED lighting throughout kitchen and living space.
- New island pendant fixtures and dining room light fixture.
- Built-in garbage and recycling cabinets.
- All lower cabinets are drawer storage with hidden top drawer for maximum storage and accessibility.
- Built-in panel ready Bosch dishwasher.
- Stainless steel Energy star Blomberg 36' wide French door fridge and freezer with built in water dispenser and ice maker.
- Stainless steel electric Blomberg 30" wide oven and cooktop.
- Built-in Elica Stainless steel concealed hood fan with lighting.
- Kraus stainless steel commercial grade faucet.
- Kraus stainless steel extra deep/wide 10"x34" stainless steel sink.
- New garburator with countertop air switch.
- Stainless steel soap dispenser with countertop access.
- Full height pantry storage with roll outs for more storage and better accessibility.