

McHARDY

real estate team

Age of Appliances	Fridge: 1 yr (2-yr warranty); Stove: 1 yr (2-yr warranty); Dishwasher: 4 yrs; Washer & Dryer: 0.5 yr (2-yr warranty); Microwave: 1 yr
Other Appliances	Basement kitchen appliances: stainless steel oven, fridge
Age of Other	Roof: 14 yrs; Windows: 7 yrs
Age of Heating/Cooling	Furnace: 10 yrs; AC: 10 yrs; Tankless Hot Water: 10 yrs
Lighting/Electric	LED throughout; Lutron Caseta Wireless switches in nearly all rooms but the bathrooms; Nest Thermostat; Nest CO/Smoke detectors (x2); 3x Blink Camera system
Deck/Landscaping	Front yard automatic landscape lighting (12 volts); 10x10 ft Yardistry gazebo in backyard; Elevated garden planter
Major Renovations	Dates/Notes: Canadian-sourced, Canadian-milled hickory wire brushed engineered hardwood floors on the main floor (2021)
	Front porch concrete steps, front porch aluminum railing, main floor windows (2015-2016), upgraded mud room (2013), LED pot lights in living room and hallway, laundry room (2021), office (2015), upgraded kitchen (2020), bathroom upgraded (2018), Rinnai tankless hot water, Rinnai Hydronic Furnace, Humidifier, Carrier Air conditioner (2012), Automatic garage door opener (2020), Eavestroughing and soffits with gutter screens (2013)
Minor Renovations	Dates/Notes: Living room, dining room, kitchen, 3x bedrooms re-painted; Gigabit ethernet wiring in Living room (x2) hallway (PPoE access point) and office, Panasonic WhisperLine inline bathroom fan, fiber optics-to-the-home (FTTH) up to 1.5 Gbit internet, coaxial cabling in living room, driveway resealed (2021), new Weiser locks and handles on external doors; New garage shelves, new garage LED lighting (2020), Surround sound wiring in living room (2014), Surround sound wiring in main basement room (2012)
Other General Notes	Wifi Lutron Smart Home lights controller included; Wifi Chamberlain Garage Door opener controller included; Wifi Landscape Lighting Plug controller included; TP-Link PPoE wifi access point in hallway included; elevated garden box in backyard included; Elliptical in garage included; All window blinds and curtains included; Bose ceiling surround speakers included