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**246 Sorauren Avenue - Features & Upgrades**

**Renovations June/July 2019**

Main Floor:

Removed 2 small walls

New floors

Full kitchen renovation including new appliances,

New electrical, new lighting, painting and wallpaper in living room

Installed A/C

Second floor:

Full bathroom renovation

Refinished/stained floors including stairs

Installed larger closet in primary bedroom

New electrical on second floor

Automatic blinds (2022)

Basement:

Fully finished and potential for separate suite (2020)

New laundry machines

Full kitchen installed

New Floors

Full bathroom renovation

New sump pump put in both front and back of the basement

Waterproofed front of basement

Exterior:

Parging for the basement along the back and front

Brick tuckpointing and a few brick replacements

Landscaping along the front with new walkway and screen in front of garbage/recycling bins

Replaced the facia around the windows, roof peaks with black

Full new fence all around back including access points to neighbours backyards for fire exit safety (and because the neighbors are great)

New deck at the back of the house and new deck off the back door of the house with storage underneath as well as a bike rack

Roof repair in Nov 2021; eliminated the two flat roof vents completely and installed a patch over both; recovered the back slope of shingles with another layer

Redid the eavestroughs in the back of the house (2021)