

# 202 Berkeley Street

## Living Room:

- Built in window seat with storage below
- Built in bookcases with undermount lights
- Hardwood floors
- Crown Moulding
- Twelve-inch baseboards
- Ceiling Medallion
- High Efficiency Pella Windows
- Remote eye and wiring for second floor stereo system
- Nest programable thermostat

## Dining Room:

- Crown Moulding
- Twelve-inch baseboards
- Ceiling Medallion
- High Efficiency Pella Window
- Built in china cabinet with leaded glass doors

## Kitchen:

- 36 inch Viking cooktop with grill
- Sub-Zero refrigerated drawers
- Amana Refrigerator
- GE Profile double oven with convection
- Kitchenaid dishwasher
- Quartz Island
- Greenhouse window
- Leaded glass doors
- Hardwood flooring
- 3 Fan Vent-a-Hood Exhaust
- LED pot lights
- LED undercounter lighting
- LED pendent lights

## Den:

- Built in computer workstation
- Map drawers
- Pull out desk
- Built in bookcase and storage
- Concealed TV cabinet
- Hardwood floors

#### Family Room:

- Gas fireplace
- Built in bookcases and storage
- Wiring for stereo system and speakers
- 59 Inch Plasma TV and mount
- Ceiling fan
- Brass 12 light chandelier
- Under stairs closet
- High efficiency Pella windows

#### 2nd Bed Room

- Double closet with automatic lights
- Sliding glass door to balcony
- Wool wall to wall broadloom
- LED pot lights

#### Ensuite Washroom:

- Heated porcelain floors
- Large Vanity
- Chrome fixtures and taps
- Large format porcelain tub surround

#### Primary Bedroom:

- Wall to wall broadloom
- French door to deck
- Walk in closet
- Two concealed double closets
- 40 inch LED TV and mounting bracket
- Ceiling fan
- Through wall air conditioning unit

#### Primary Ensuite

- Heated marble floors
- Large window
- Glass enclosed over sized shower stall
- Medicine Cabinet
- Chrome fixtures and taps

#### Basement

- Built in bookcases
- Frigidaire washer and dryer
- Large Laundry Tub

- Concealed electrical panel
- Work Bench
- Secondary Refrigerator

#### Recent Improvements

- Water proofing front basement wall – 2007
- New Carport Roof and paving – 2009
- New asphalt singled roof -2010
- Primary bedroom and washroom renovation 2010
- New front oversized eavestroughs -2015
- 2<sup>nd</sup> Bedroom and washroom renovation including all new plumbing, wiring and insulation- 2019
- New AC compressor and coil – 2020

#### Additional Information

Taxes: \$6,140.97 – 2021

Possessio: 90 Days TBD

Inclusions: All electric light fixture, all window coverings, broadloom where laid, cook top, refrigerator, double ovens, refrigerated drawers, dishwasher, washer, refrigerator in basement, work bench, TV in family room, TV in primary bedroom, central vacuum and attachments, internet enabled garage door opener, water heater (owned),

Exclusions: None