



# **14 Harris Avenue, Brantford**

## **List of Updates in 2020 and 2021**

### **EXTERIOR**

Regraded the front of the property adding 3,056 sq.ft. of asphalt driveway with a drainage system

New Pressure Treated Front Porch (39ft. x 7ft.) with asphalt shingles

New Pressure Treated Balcony (18ft. x 5ft.)

New Pressure Treated Pool Hut (34ft. x 16ft.) with asphalt shingles

New Pressure Treated Privacy Screen

New Pressure Treated Fencing (340 linear ft. x 7 ft. high)

New 44ft. x 21ft. concrete pad that is 7" thick with fibreglass fibers in the workshop

New 3 Gardena wall-mounted retractable water hoses

### **MAIN FLOOR**

New Custom-built Kitchen Cabinets, Caesarstone Quartz Counter, Porcelain Tile Backsplash, Apron Sink, Faucet, Gas Cooktop and Appliances

New Dining Room with 24" x 24" Calacatta Porcelain Tiles with Electric Wall Mount Fireplace

New side door leading to the garden, workshop, and office(with attic storage space)

New ¾" plywood subfloor under ¾" hand rubbed hickory engineered hardwood flooring

### **MAIN FLOOR (CONTINUED)**

New 12" x 24" slate tile floor

New office and walk-in storage closet

New stack stone electric fireplace and mantel

New 85" Samsung Smart wall mount TV

New custom stained oak stair tread, handrail, and metal spindles

New electrical

### **UPPER LEVEL**

New wet bathroom with curb-less rain shower, free standing soaker tub, vanity, toilet and fixtures, and 12" x 24" porcelain tiles

New Custom-built laundry nook with Caesarstone Quartz Counter, cabinets, gas dryer and washer

New ¾" plywood safe & sound insulated subfloor under 1/2" hand rubbed hickory engineered hardwood floor

New ensuite bathroom with open curb shower, 72" free standing soaker tub, vanity, toilet and fixtures, 12" x 24" Calacatta porcelain tiles

New electrical

### **IN-LAW SUITE**

New HVAC system with booster air blower

New Custom-built Kitchen Cabinets, Caesarstone Quartz Counter, Metal Backsplash, Stainless Steel Under-mount Sink, Faucet, Chimney Range Hood and Appliances

New Stacking Washer & Ventless Dryer Closet

New 55" Sanyo Smart wall mount TV

New 2 basement bedrooms with large closets

New Egress Window

New Electrical and HVAC system

New bathroom with frameless glass shower door, quartz bench, custom tiles, vanity, toilet and fixtures

New 90-minute burn doors

\*Provided for informational purposes only. The Buyer is to make their own investigations and due diligence regarding the property.