

The TERRY SUMMERHAYS Team



RE/MAX
TwinCity
REALTY INC. BROKERAGE
Independently Owned and Operated



**PROUD
PARTNER**



List of Upgrades at 20 Tedley Boulevard, Brantford, Ontario

Interior Upgrades

- 10' ceilings everywhere except dining room and great room
- 12' coffered/beamed ceiling in the dining room
- 14' coffered/beamed ceiling in the great room
- Transoms on all windows
- Egress windows in the basement
- Pot filler in the kitchen
- Quartz counters everywhere
- Carver kitchen cabinetry
- 9' ceiling in the basement
- In-floor heating in the basement and in the bathrooms on the main level
- Tiled fireplace in the great room with built-in shelving
- 8' interior doors
- 1000' of crown molding
- 160 pot lights
- Riobel fixtures in the ensuite bathroom with a rain shower, body jets, and a slide bar
- Riobel fixtures for the jacuzzi tub in the ensuite bathroom
- All bathroom and kitchen taps, aside from the ensuite bathroom, are Moen taps
- Upgraded trim package
- Pre-wired for audio/video automation with built-in speakers
- Custom wood shelving installed in the walk-in pantry
- Rough-in for kitchen in the basement
- 3 car insulated and finished garage with stairs to the basement
- California shutters and remote-controlled Neo Smart Blinds that can be set on a timer
- Lutron lighting for adjusting lighting level and automate lighting schedules
- Nest thermostat and Nest camera doorbell
- Finished basement with a gas fireplace and a home gym

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Brantford Bulldogs



Brantford Red Sox

Mechanical & Structural Upgrades

- 10" wide steel reinforced foundation
- All studs are blocked
- TJI floor joist system
- 200AMP breaker panel
- Hi-efficiency forced air gas furnace for heating
- Boiler for the in-floor heating

Exterior & Landscaping


- Driveway paved with decorative concrete border
- Stone and brick exterior
- Stamped concrete walkway to the front door
- Covered patio area with paver stone and an outdoor gas fireplace
- Remote controlled motorized outdoor screens for the covered patio area
- Hydrowise irrigation system
- Inground swimming pool by Paradise Pools with a custom-designed rock waterfall
- 2 cabanas with a contemporary glass garage door
- Outdoor fire pit area
- Stamped concrete walkway to the pool and surrounding the pool area
- Beautiful landscaping in front and rear yard with fencing for the backyard

Additional Features

- Potential for in-law suite in the basement with a separate entrance and rough-in kitchen
- 3 real palm trees surround the swimming pool during the summer months

 **For More Information or to Schedule a Private Tour, Call Terry Summerhays at RE/MAX**

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 **519-755-2379**

 www.ViewBrantfordHomes.com