

501 Athol St. E, Oshawa

Inclusions & Upgrades

The information provided for all renovations / upgrades / inclusions displayed is believed to be accurate but is not guaranteed and should be independently verified. The listing agent assumes no liability or responsibility for any errors occurring in the content of the property information provided.

This page is for Information purposes only and is not to be attached to Offer(s) as a Schedule

Included:

- All electric light fixtures
- All window coverings except master bedroom drapes
- Fridge
- Stove
- Miele dishwasher
- Miele washer and dryer
- Hot water tank (rental)
- Central Air
- High efficiency furnace (AFUE of 92.1)

Excluded:

- Drapes in master bedroom

Upgrades:

- 2021 - Designer kitchen renovation with quartz countertop and 14" high quartz backsplash, all new cabinetry with full extension drawers, in-drawer lighting, Miele dishwasher, new convertible range hood, new luxury vinyl plank flooring, new Sputnik light fixtures
- 2020 - New 4 piece designer washroom with heated floors
- 2020 - Living room and family room ceilings smoothed and pot lights installed
- 2020 - Original oak flooring refinished throughout
- 2020 - Main floor freshly repainted in Benjamin Moore's Chantilly Lace, second floor repainted in Behr's Butter Cookie
- 2019 - Front door replaced with restored antique double-tombstone door painted high gloss black (interior side high gloss green) outfitted with Banham security locks (rim lock deadbolt and a mortise deadlock) and a Samuel Heath door knocker & center knob, all in chrome and imported from England
- 2019 - Black heavy-gauge gutters, soffit, fascia
- 2019 - Basement gutted and completely refinished
- 2018 - Fullview storm door
- 2018 - Insulation retrofit (knee walls and attic)
- 2018 - Triple glazed living room windows (2) (Northstar - Brock)
- 2017 - Triple glazed basement windows (5) (Northstar - Brock)
- 2017 - Foundation waterproofed
- 2015 - 6' wood fence with 6" posts set in concrete
- Electrical panel replaced (from fuses to breakers)
- Backwater valve installed
- Front steps & porch faced with Banas sandstone
- Backwater valve installed
- Basement insulated to R20 value