

Features and upgrades

20 Harris Park Drive

2015-2016

- All new mechanical and drains
- New concrete basement floor
- Radiant heating throughout basement
- Converted from forced air to radiant heat (furnace remains for a/c)
- Hot water on demand
- StelRad radiators throughout as well as forced air for A/C
- Solid hardwood 3 1/4" white oak throughout main and second floor
- Main floor Schluter underfloor heating under all tile work - powder room and kitchen and second floor washroom
- GE Monogram 30" gas range
- Sirius stainless range hood
- Miele dishwasher
- Built-in GE microwave
- Neutral Honeycomb and Pleated blinds throughout.
- Double Phantom Screens on dining room terrace doors
- All custom cabinetry throughout:
- Kitchen with natural stone: SuperWhite Quartzite
- Bathrooms: Caesarstone tops
- Living room
- Built-in dresser in Primary bedroom: Caesarstone top
- Weber BBQ with natural gas hookup on deck
- Water service changed to 1" from original service
- New roof on house and garage - Owens Corning Duration (30-year guarantee)
- New eavestrough soffits and fascia.
- Two x Velux skylights (one opening)
- Fenced yard
- Hik-Connect exterior cameras (four). Wired in.
- Garage: 1.5 car width with two garage doors
- Windows - vinyl installed 2015-16 all except the second floor bedroom windows - upgraded

2022-2023

- New driveway
- Insulated and boarded garage and brand new natural gas heater installed
- Each of the three floors has its own thermostat for rad heaters
- Smoke detectors and carbon dioxide detectors are all hard-wired
- Kitchen island topped with walnut

