

# 273 LAUDER AVENUE

## **2015**

- 200 amp service added

## **2016**

### **FIRST FLOOR**

- Reframed
- Rewired
- Insulated
- All new plumbing
- Added new 2 piece bathroom
- Added walk-in pantry
- Added mud room with built-in bench seat
- Added 2 closets at main entrance & mud room
- New Kitchen including cultured manufactured quartz counters, black stainless Kitchen Aid Appliances, gas stove
- New gas fireplace
- Built-in TV cabinet and bookshelves
- New interior Doors
- All new windows
- Engineered hard wood floors wide plank (6 inch width)
- Restored original staircase going upstairs
- Hardwood baseboards
- Gas line to outside

### **SECOND FLOOR**

- New laundry room including front load washer and dryer, laundry sink, and folding quartz counter
- New balcony off laundry room
- New windows
- New exterior Door
- New floors
- New 4 piece bathroom with glass shower and tub

- 2 closets added to 2 of 3 bedrooms with built-in shelving
- Added lights in 2nd floor bedroom closets
- Linen closet added
- Utilities Room for new furnace which heats 2nd and 3rd Floor
- New Air conditioning for 2nd and 3rd Floor
- All new vents for 2nd and 3rd floors
- All new wiring
- All new plumbing
- Spray foam insulation in laundry room and exterior roof lines
- In addition to all new batt insulation in exterior walls
- Hardwood baseboards
- Glass door on bathtub on 2nd floor

### **THIRD FLOOR**

- All new plumbing
- All new wiring
- Very large walk-in closet where 5th bedroom used to be
- Built-in shelving in closet
- New 3 piece washroom with custom shower stall
- Hallway Skylight
- 2 skylights in bedroom
- Raised ceiling for higher ceiling height
- All new wood floors
- New windows in addition to skylights
- Barn doors in bedroom and bathroom
- Hardwood baseboards
- Glass shower with bench on 3rd Floor
- 3rd Floor roof and walls spray foamed insulation
- Hardwood baseboards

