**42 WILSON PARK ROAD**

**HISTORY OF IMPROVEMENTS**

**2008**

* 3RD floor Renovation
* Full renovation back to the studs. Framed, insulated, drywalled and painted. Juliet balcony doors, custom antique wrought iron, large skylights, 3-piece bathroom with skylight and heated floors, new front window, built in drawers and closet, 2x HVAC units installed, banister, engineered hardwood flooring.

**June 2009**

* Front & back rough-sawn stained hemlock fencing and gates
* New Board & Batten Garage with shingled roof & automatic garage door opener and electrical
* Back Yard Landscaping stone and weeping tile
* Downspout & Weeping Tile Installation west side - drainage under path to back alley.
* Dug and installed 4 new window wells

**August 2010**

* Demolished & replaced rear porch, rebuild with widened staircase, new handrail, including new tongue & groove deck and under porch storage access. Cedar shakes panels installed on lower sunroom exterior and front and back attic peak

**January 2011**

* 2nd floor bath reno: heated floor, marble herring bone tile and marble shower trim, new light fixtures

**January 2013**

* Painted and patched entire house
* Custom wood louvered shutters installed in front bay window and south dining room.

**March 2014**

* Full Kitchen renovation back to studs, leveled floor joists, 4 new wooden divided light windows with matching aluminum exterior and doors installed. New ¾ “oak hardwood. New stainless steel appliances including Viking Gas Cooks range, Electrolux double door fridge w freezer drawer, Bosch b/I panel dishwasher, Zephyr Hood vent, Marble counter tops with undermount double basin sink.
* Replaced basement support beam
* Exterior brick gaps filled and sealed.

**November 2016**

* New Roof shingles installed

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**February 2018**

* Large skylight replacement with flashing and sealant. Sealed roof venting stack
* New attic staircase with handrail and banister
* 2nd floor bedroom built-in closet
* Pioneered ¾ oak Hardwood flooring installed throughout second floor
* Main staircase refinished and painted
* Custom nursery closet
* 2x stelrad heating installed in attic
* Front hall tiled with patterned cement tiles

**April 2018**

* Living room renovation
* New Enviro gas fireplace installed and vented, custom built ins cupboards and mantle.

**2019**

* Custom stair Runners installed on both staircases
* Resealed Chimney Flashing
* Custom blinds and fitted closet installed in front bedroom

**August 2020**

* Fence reinforced and pathway pergola installed

**March 2021**

* Full basement renovation including all new parging, vapour barrier, leveled concrete floors, 4x new windows with screens, heated floors in bathroom, den & laundry room, new LED pot lights, built-in closets in den and bathroom. Electrical panel covered, LVP flooring installed and two stelrads installed, laundry and den.

*We have adored this beautiful home for 16 years, our very first! It’s walls are lined with love, music, art and friendship. We started a family of our own here, and now, it is time to embark on a whole new, exciting adventure. We sincerely hope the new guardians of 42 Wilson Park fill it with as much love and warmth that we found here.*

*Rachelle & Ben*