**217 Ronan Ave**

**Renovations & Improvements**

1. **2018 – Replacement of Main Sewer Line for whole of house & Back-flow Valve Install**
	* **Contractor:** Leaside Plumbing & Heating Ltd.
	* **Date:** January 24, 2018
	* **Details:** Replacement of Main Sewer Line for whole of house – changing from clay pipe to PVC. Installation of back-flow valve in basement.
2. **2019 – Install of Mercier Hardwood Flooring throughout House**
	* **Contractor**: The Floor Shop
	* **Date**: July 10, 2019
	* **Details**:Install of Mercier Hardwood Flooring – Hickory Naked Wood with Matte Finish 4 ¼ x ¾. Includes custom transitions and new trim throughout.
3. **2019 – Replace Roof of House including all peaks and sides of Mansard roof**
	* **Contractor:** Toro Roofing
	* **Date:** October 11, 2019
	* **Details:** Replace roof of house including all peaks and sides of Mansard roof. Upgraded to CertainTeed LandMark Pro High-Definition Shingles with 50 year life and upgraded to solar powered vents on roof.
4. **2019 – Replace eavestroughs, soffit and fascia siding and install leaf guards**
	* **Contractor**: Toro Roofing
	* **Date:** December 3, 2019
	* **Details:** Replaced eavestroughs and downspouts throughout exterior of house. Install Aluminum flashing under shingles on mansard sides. Install Alu-Rex Trex eavestroughs covers and leaf protectors.
5. **2020 – Install Mercier Hardwood Flooring in Kitchen as part of Kitchen Renovation**
	* **Contractor:** The Floor Shop
	* **Date:** March 10, 2020
	* **Details:** Install of Mercier Hardwood Flooring – Hickory Naked Wood with Matte Finish 4 ¼ x ¾. Includes custom transitions and new trim throughout kitchen.
6. **2020 – Kitchen Renovation - Electrical**
	* **Contractor:** Belyea Bros. Limited
	* **Date:** March 11, 2020
	* **Details:** Install of new pot-lights throughout kitchen, replacements and movement of outlets and switches.
7. **2020 – Kitchen Renovation – Cabinets and Counters**
	* **Contractor:** GCW Custom Kitchens & Cabinetry Inc. **and** The Top Shop Countertops
	* **Date**: March 13, 2020
	* **Details**:
		1. Install of custom-made solid wood cabinets – stained lowers in limestone grey and painted uppers in bone white.
		2. Upgraded brushed gold handles and fixtures throughout.
		3. Upgraded stainless steel double sink
		4. Solid Quartz Countertop (no seem) in Silestone Calacatta Gold – 3 cm thick
		5. Solid Quartz Backsplash (no seem) in Silestone Calacatta Gold – 2 cm thick
8. **2021 – Painting of Interior House**
	* **Contractor:** Finer Edge
	* **Date:** March 8, 2021
	* **Details:** Painting of interior of house using Benjamin Moore Aura Paint. Walls in “Marilyn’s Dress” and Trim, Doors, Baseboards and stringers and Risers (on stairs) in “Chantilly Lace”
9. **2021 – Painting of Exterior Brick**
	* **Contractor:** Finer Edge
	* **Date:** May 5, 2021
	* **Details:** Painting of exterior of house using Benjamin Moore Aura Exterior Paint in “Iron Mountain 2134-30”
10. **2021 – New Furnace**
	* **Contractor:** Belyea Bros. Limited
	* **Date:** July 13, 2021
	* **Details:** Daikin DM96VE080 80,000 BTU, High Efficiency Two-Stage Multi-Speed Furnace.
		1. 12 Years parts warranty on entire system and limited lifetime warranty on heat exchanger from Daikin.
		2. 2 Year Labour Warranty with Belyea expiring July 13, 2023. All warranties fully transferrable.

**Parking on Ronan Avenue:**

Parking is readily available for residences of this particular block of Ronan Ave. A special permit is required for Ronan Ave between Glenforest Road and Snowdon Ave - such that only homeowners on this specific block can obtain a parking permit and park legally (this is regularly enforced). Neighbors are very respectful/abide by an “everyone has their spot" mentality. Monthly permits are $17.21 + HST