

# WELCOME TO **217 WOODMOUNT AVENUE**

## LIST OF IMPROVEMENTS & SELLING FEATURES

### **IMPROVMENTS IN THE LAST 10 YEARS**

- Security System Hardware with cameras. no contract. 3 CCTV cameras (monitor front back and south side of house), app called Hik-Connect will make cameras active – no contract to assume
- Added stone parking surface in the backyard
- Garage added to backyard (2015) with permits
- Two new composite decks. One outside the back sliding door directly behind the house. The other tucked away for an entertainment retreat at the end of the yard
- New permacon paver parking surface in back
- New sump pump
- Smart lock on front door
- Smart Nest thermostat
- Fibre internet line directly to house
- Gas line for BBQ hookup
- Two retractable awning installed (with warranty) in two entertainment zones in the backyard
- Sensor lights in backyard
- New landscaped gardens with elevated garden bed and stone border for back garden
- New dining room chandelier
- New faucets on main

### **SELLING FEATURES**

- Open floor plan
- Walk-in closet and ensuite washroom in principal bedroom
- 4 big full bedrooms
- Skylight on 2nd floor hall
- 2 fridges (One on main floor kitchen. Other in basement)
- Windows on all sides
- Outside back decks – one off kitchen, and one tucked away in the back of the property
- A real laundry room
- Garage with door remote
- Shared drive to two car parking in back (One in garage. One behind house)
- Back deck bbq and social area with wood deck and retractable awning (under warranty)
- Chefs kitchen, high end appliances
- Great ceiling height in basement. Tall people, stand tall!
- Close to amenities + schools
- Close to TTC
- Outdoor shed for storage
- Front Porch for meeting the neighbours
- Landscaped front garden