

FEATURES OF 197 LA ROSE AVE, TH16

RECENT RENOVATIONS:

Basement was converted and extended to the current office and family (media) room in 2019. Renovation was city and condo approved - one of only three in the complex. Cost of renovation was approx. \$25,000.

Deck was re-built and extended to 225 sq ft in 2019 at a cost of approximately \$15,000. City and condo approved.

Patio and rear yard were professionally landscaped in fall 2019 with the stone pavers and retaining walls, conifers, Japanese maple and rhododendrons at a cost of over \$20,000, as well as \$500 of perennial flower bulbs planted.

Garage was renovated in spring 2020. Designed by Garage Living and includes an aircraft hangar quality epoxy floor, 128 sq ft of slat wall and a 9-piece 18-gauge steel cabinet set - costing in total over \$15,000.

Kitchen and all three bathrooms are all freshly updated (Fall 2020) with new fixtures, vanities and S/S range hood - Over \$8,000 in upgrades.

EXCLUSIONS:

Basement office furniture (Palazetti)
Chandelier over the dining room table.