

### UPDATES SINCE 2015

- Engineered hardwood flooring
- New bathroom upstairs with added ensuite access and steam shower
- Primary bedroom walk-in closet
- All new windows
- New metal roof
- Backyard rock work with new garden area
- New landscaping/garden at front of property

### UPDATES SINCE 2022

- New hot water heater
- New dishwasher
- New gutters
- Added snow guards to the roof
- Partial fence replacement (awaiting neighbour's property work for the remainder)

### LOCATION

- Family-friendly neighbourhood
- Walkable to popular Tunstall Bay Beach
- Short drive to trails at Cape Roger Curtis
- On the transit and school bus routes
- Tunstall Bay Community Association – waterfront clubhouse, tennis, pickleball, pool, kayak racks
- No backyard neighbours

**Heat:** Electric baseboards, fireplace

**Water:** Community water supply

**Sewer:** Septic system