

URBANUPGRADE

6424 18 STREET SE | FEATURES & UPGRADES

2013 UPGRADES, UPDATES & RENOVATIONS

- Updated Roof
- Updated Insulation is in all of the Walls Except the South Wall
 - Spray Foam and Roxul were Completed while Exterior Sheathing was Removed
- Replaced Sheathing with Additional Foam Building Wrap
- Updated Hardie Siding and Insulation Around Existing Rear Deck
- Split the Rear Deck into a Closed-off Mudroom and the Other Half of the Deck for Outdoor Use
- Updated Windows Upstairs Except in the Kitchen
- Updated James Hardie Siding, Flashings, and Trim
- Upgraded Water Supply from the Main to 3/4"
- Upgraded Water Supply to Upstairs Shower to 3/4"
- Upgraded Mechanical Room with an Updated Tankless Water Heater and an Updated Energy-Efficient Furnace
- Updated Gas Line to Upstairs Kitchen
- Gas Line Relocated to the Side of the House, Running Along the Fence Line by ENMAX
- Opportunity to Add a Pool in the Backyard
- Updated Gas Line to the Garage
- Upgraded Panel to the Garage
- Upgraded Underground Power Line to Garage
- Future Underground Conduit Line Added Between the House and the Garage for Solar System
- Insulated the Garage and Updated the Siding and the Roof
- Installed 4 of 8 Solar Panels (Not Connected)

2006 UPGRADES, UPDATES & RENOVATIONS

- Updated Egress Window in the Bedrooms
- Updated Heated Tile Flooring in the Bathroom and Kitchen on the Main Floor
- Insulated the Entire Ceiling with Roxul and Gypsum Board
- Wired-in Fire Alarm
- Installed an Updated Kitchen and Bathroom on the Main Floor
- Installed a Separate Laundry Area

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Disclaimer: Information herein is believed to be accurate but should not be relied upon without independent verification.