

**Renos and Updates Completed by Current Owners.
Included and Excluded Items.
4 – 2353 Harbour Road, Sidney, BC**

Whole House

The building features quality construction including extra sound-proofing in floors, ceilings, exterior and interior walls, 2x6 framing, top grade cedar-shake roofing, and solid-core exterior and interior doors.

Replaced/Updated:

- Window Panes (with Energy Efficient Low-E Sealed Units)
- Flooring (with High-End Park Avenue Piano-Finish Laminate, Cork-Art, Cushioned Vinyl, and Soft-Touch Carpet)
- Light Fixtures
- Electrical Outlets, Switches and Covers
- Baseboards
- Baseboard Heaters
- Faucets
- Door and Cabinet Hardware
- Window Coverings in Entry, Den, Master EnSuite and Second Bedroom

Painted All Interior Walls, Doors, Woodwork and Trim
Added Extra Storage Throughout

Kitchen

Redesigned and Renovated Kitchen:

- Added Peninsula with Large Storage Drawers, Appliance Garage and Counter Space with Bamboo Butcher-Block Counter Top
- Updated Appliances with Quality Stainless Models Including:
 - Jenn-Air cook-top w/downdraft fan
 - Viking Professional microwave/convection oven
 - Panasonic microwave
 - Frigidaire Professional french-door refrigerator
 - Frigidaire Gallery wall oven with side-opening door
 - Bosch super quiet dishwasher
- Installed Granite Counters and New Soft-Close Cabinetry with Extensive Storage

Master EnSuite Bath

Updated with New Cushioned Vinyl Flooring, Faucets, Lighting, Paint, Vanity Hardware, and Ceiling Fan
Added Large Storage Cupboard

Second Bath

Completely Renovated with New Tile Shower with Rolling Glass Door, Vanity, Dual-Flush Toilet, Cushioned Vinyl Flooring and Ceiling Fan

Living and Dining Rooms

Added New Heat Pump/AC
Updated Living Room Bar/Display Alcove

Den

Added Built-In Desk with Bookshelf and Cabinet Storage

Laundry Room

Added Large Built-In, Floor-to-Ceiling Storage Unit
Replaced Washer and Dryer with Top-End Samsung Steam Models with Large Work Space on Top
Replaced Hot Water Tank

Garage

Added 28 Linear Feet of Built-In, Floor-to-Ceiling Storage Shelving
Painted Walls and Floor
Set Up Storage Space in Attic

Included:

Jenn-Air cook-top w/downdraft fan

Viking Professional microwave/convection oven

Panasonic microwave (new)

Frigidaire Professional french-door refrigerator (1.5 yrs. Old)

Frigidaire Gallery convection wall oven w/side opening door (2 years old)

Bosch super quiet dishwasher

Top-end Samsung washer & dryer w/steam settings

Vacuflo

Existing window coverings

Existing cabinets in Laundry Room, Master En-suite, Walk-in Closet & Garage

Excluded:

Freezer in garage, and Electric fireplace in second bedroom.