

# 214 Victoria Avenue

## Upgrades & Features



### Exterior Upgrades

- Stone and stucco with 2" rigid foam insulation
- ~10-year-old membrane roof
- 2024 asphalt shingles
- 2024 Northstar windows and sliding doors
- Regal glass railing on composite deck and terrace
- Concrete patio and walkway
- Paved 2 car driveway
- Jewel Stone terrace and front porch
- Revamped garden shed



### Garage & Systems

- Insulated and drywalled garage with pot lights
- 200 AMP service upgrade (2024)
- 2024 tankless hot water heater
- Lennox natural gas furnace and heat pump (2024)
- New PEX and ABS plumbing
- Updated wiring



### Interior Features

- All floors replaced with tile & high quality laminate
- Floors levelled with plywood subfloor & Ditra under tiles
- Bath fans on timers in all 3 full baths
- 2024 appliances
- Two gas fireplaces
- Wet bar with reveal lighting
- Heated and cooled sunroom
- High-end cosmetic upgrades throughout
- Premium materials used throughout the total remodel of this home