



# BALMY BEACH

## 427 BALMY BEACH UPGRADES/RENOVATIONS

- Natural gas high efficiency furnace
- Natural gas water heater
- 2 exterior natural gas BBQ hook-ups
- Natural gas ready stove hook-up in main kitchen
- Air conditioning
- 2 natural gas fireplaces
- 200 amp service panel including, shore power, dedicated plugs for exterior
- Interior hardwired hot tub outlet
- Added main floor laundry hook-up and lower level laundry hook-up ready
- Added 2nd patio door exit on lower level
- Added lower level kitchen with 4 appliances and pot filler
- Lower level bathroom renovated to include new shower, Toto toilet and Fulford sink/vanity
- Lower level floor to ceiling stone fireplace surround added
- Main level 2pc renovated to include 3pc with dual shower heads with Toto toilet, Fulford vanity and mirror with new exhaust fan
- 90% of the windows in the home have had the thermos panes replaced.
- Upper bedroom renovated with 6ft walk in Shower, VanDolders tub surface replaced, Toto toilet plus Bluetooth speaker/exhaust fan 2017
- Most interior light fixtures have been replaced with LED lighting
- Roof plus eaves fascia and soffits replaced in fall of 2015
- Chimney replaced 2015
- 3rd garage/man cave addition 2014
- Bunkie and waterfront landscape completed in 2012
- Hot Tub 2015
- Front landscape fall 2016
- New carpet, hardwood, composite deck tiles, interior hollow doors replaced with solid wood, pocket doors all replaced with 15 pane French doors
- All work carried out by local contractors

Contact information will be provided to the new owners for, home maintenance/repair, electrical, plumbing/heating, snow removal, gardens, lawn-care (fertilizing), painting and home cleaning

## 427 BALMY BEACH UTILITIES

Water \$ 60/month,  
Hydro \$296/month (equal billing)  
Natural Gas \$115/month  
Gas water heater \$38/year