

1087 Barnardo Avenue – Upgrades and Repairs

Electrical panel – upgraded to breakers and capacity increased (2022)

Furnace – new furnace installed (2022)

Driveway – completely redone (not just resealed) (2022)

Front porch - masonry repair (parging) (2022)

Fencing – additional metal fencing and gates installed to fully fence yard and allow easy access to back trail (2022); wooden fencing reinforced (2022)

Eavestroughs - installed / downspouts extended per home inspection recommendation (2022)

Painting – all rooms on main floor repainted (2022)

New sliding glass door (2022)

Windows – new windows in living room and back bedroom (2022); new windows in kitchen and side bedroom (2023)

Carpet – new wall to wall throughout main level (2022/2023)

Ceiling fans – new ceiling fans installed in bedroom (2022) and kitchen (2023)

Main floor bathroom – renovation to expand bathroom and install upstairs washer/dryer combo (purchased new) (2023)

Second toilet – downstairs toilet installed (2023)

Fridge – new fridge (2023)

Air conditioning – new unit installed (2025)

Deck – replaced deck boards (surface only – footings and railings in excellent condition); repainted deck railings (2024)

Tree maintenance – trees maintained by professional arborist; large maple tree strategically pruned for longevity and to safeguard houses (2024); large maple tree on neighbouring lot also strategically pruned (2025)

Note: Home has had only three owners.