

3133 Trailside Drive, Oakville

Upgrades from Builder

Wrought iron stair pickets from top to basement
Hardwood on floors throughout except kitchen, baths, laundry, entrance (tiled) & upstairs bedrooms (berber)
Selba kitchen cabinetry, knobs added
Granite kitchen counter
Serving cabinets
Kitchen backsplash
Kitchen potlights
Double sided gas fireplace between great room and office
Additional 3 piece washroom upstairs instead of open to below at front entrance
French door to main floor office
Home alarm system
Hvac air purifier
Rough in for basement washroom
Large basement windows facing backyard

After Market Upgrades

Partially finished basement, with wet bar that has granite counter, microwave, lighting, TV wiring, \$675 bar fridge, mirrored wall in gym
All light fixtures changed (interior and exterior) + dimmers
4" Plantation window shutters throughout
Crown mouldings throughout except smaller bedrooms
Custom drapes in dining room and in two bedrooms
Kitchen appliances (all Kitchenaid) (were not included with home purchase)
Kitchen pull out shelves, incl installation
Kitchen faucet
3 bathroom vanities + medicine cabinet
3 bathroom faucets + kitchen faucet
3 bathroom mirrors
Wall mounted fireplace in dining room
Bose surround sound wiring and speakers in family room & backyard
Professional ceramic window film on living room windows, 2 bedrooms facing street, and opaque window film on master bedroom octagon window, master bedroom tub window, main washroom window (for privacy)
Front door lites
Front door phantom screen
Laundry sink & installation
Painting of interior and exterior
Front & back inground irrigation system

Air conditioner (3 tonne)

Furnace humidifier and mechanical air cleaner on furnace

Garage door openers + remotes

Central vacuum + attachments

BBQ gas line hook up

Exterior Professionally landscaped (front, side and back with flagstone in front, interlock on back and side, multiple trees and shrubs, decorative armour stones, fence & gates on both sides)