



## Recent Improvements to 146 Balmoral Place

- ✓ Hardwood floors refinished – 2018 (\$6,000)
- ✓ New Furnace and Hot Water Tank (owned, not rented) – 2018 (\$5,200)
- ✓ New Central Air Conditioner – 2018 (\$4,000)
- ✓ New windows everywhere except two (living room & kitchen), both breezeway doors – 2018 (\$11,000)
- ✓ New Roof – 2018 (\$22,000)
- ✓ New eavestroughs and gutters – 2019 (\$1,700)
- ✓ Spray Foam insulation – 2018 (\$3,400)
- ✓ Kitchen renovation – 2020 (\$8,000)
- ✓ Breezeway renovation – 2019 (\$4,000)
- ✓ Basement rec room and laundry room renovations – 2018 (\$3,000)
- ✓ Basement bathroom renovation (3 piece) – 2018 (\$5,000)
- ✓ Sump Pump: installed as precaution against previous wetness – 2020 (\$6,000)
- ✓ Backyard perimeter fence with two access gates – 2020 (\$7,500)
- ✓ Backyard flagstone patio – 2020 (\$2,500)
- ✓ Backyard east retaining wall under cooperative arrangement with neighbour (it goes with the land; next door being of higher elevation, it is the neighbour's responsibility to maintain and cannot be removed) – 2019 (\$6,800)
- ✓ Backyard shed – 2021 (\$6,000)
- ✓ Garden landscaping front & back – 2021 (3,700)

Receipts available upon request. Total upgrades since 2018: **\$110,800**