425 TEMPE CRESCENT

EXTENSIVE INTERIOR & EXTERIOR IMPROVEMENTS

IMPROVEMENTS & UPGRADES

2026 – Exterior & Interior Updates

- New fencing
- Interior painting
- Gutter guards installed around the home

2025 – Backyard & Exterior Improvements

- Extensive backyard excavation and regrading, including removal of approximately 263 m³ of soil
- Two new retaining walls, approximately 15 metres long × 4 feet high
- New drainage and rainwater management
- Imported and spread new topsoil
- New concrete stairs and transitions between the house and backyard
- Landscaping, planting and finishing
- Exterior and landscape lighting
- Removal of 100+ ft. cedar tree to improve natural light and usable yard space
- Front yard clearing to create additional usable outdoor space

2025 – Electrical

- EV charger with dedicated electrical run
- Electrical conduit and communications run to edge of property

2024 – Interior

- Interior painting

2023 – Flooring & Kitchen

- New hardwood flooring approximately 1,200 sq. ft.
- New Whirlpool dishwasher

2022 – Laundry

- New washer and dryer

While every effort has been made to ensure accuracy, buyer is to verify - listing agents make no representations or warranties

425 TEMPE CRESCENT

EXTENSIVE INTERIOR & EXTERIOR IMPROVEMENTS

IMPROVEMENTS & UPGRADES CONTINUED

2021 – Air Conditioning

- Air conditioning installed on the main floor with two indoor units
- Outdoor unit sized to accommodate one additional future zone

NOTABLE FEATURES

- In-floor radiant heat
- Wood stove in family room
- Wood-burning fireplace behind electric fireplace in living room
- Main-floor speaker wiring with multiple speaker-ready locations
- Retractable awning over main sun deck.
- Full-home security system with cameras and window/door sensors
- Established apple, cherry and fig trees, plus strawberry plants

Fireplace & Wood Stove Maintenance: Both cleaned approximately five years ago; wood stove most recently cleaned approximately two years ago.

INCLUSIONS

- Fisher & Paykel refrigerator
- DCS gas cooktop
- JennAir double wall oven
- Whirlpool dishwasher
- Panasonic microwave
- Samsung front-load washer and dryer
- Living room electric fireplace
- Existing firewood stored beneath patio stairs
- All window coverings

UTILITIES

- Gas approximately $200 in winter and less than $100 in summer per billing cycle
- Hydro approximately $250 per billing cycle

While every effort has been made to ensure accuracy, buyer is to verify - listing agents make no representations or warranties