



## Upgrades of 917 Wavertree

New AC in the Family room & 1 Bedroom - the condenser can support 3 additional AC units (Only 2 /5 being used) - Cools & Heats

**Roof with lifetime material guarantee (Penfold 2017)**

**Replaced all water pipes (except radiant floor heating) (2022)**

Full Interior painting (2022)

New Exterior painting throughout + shed (2025)

3 bathrooms up, full renovation + ventilation & Partial Reno Powder (2022)

New Garage door & garage door motor

New Window at living room facing Wavertree road

New blinds for family room & kitchen & Basement suites (2023) & New motorized blind at foyer

New LED recess lightings and all lighting fixtures on main and upper floors (2022)

**Power grade to 240V and 200A + Garage EV charger (2022)**

New Washing machines in (2024)

New Backyard fence on East Side

New sump pump

Water filtration system for all incoming water from the City

### Can't Miss

Extensive Landscaping updates

Four Bedrooms upstairs

2 Separate Living rooms (No fights for the TV!)

Private and large Office

Plenty of storage both outside and inside

2 Car Garage with room for shelving & excessive parking available on driveway

Integrated Sound System in Family Room.

Blackout Blinds in Master Bedroom

