

122 - 39TH STREET NORTH

WASAGA BEACH

LIST OF RECENT IMPROVEMENTS

INTERIOR RENOVATIONS

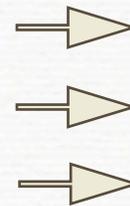
- ★ House completely re-insulated with Roxul insulation on interior walls
- ★ All new drywall installed throughout
- ★ New 100 amp electrical service and rewiring about 80% of house
- ★ Custom Corian® kitchen countertops
- ★ Custom tile kitchen backsplash
- ★ New 60-GALLON hot water tank
- ★ New plumbing in bathroom
- ★ New bathroom taps and shower head
- ★ Custom bathroom medicine cabinet
- ★ Custom trim and woodwork throughout house
- ★ Basement spray-foamed
- ★ Fire retardant applied in basement
- ★ Sump pump installed in crawlspace
- ★ New lighting in crawlspace
- ★ Three new heat ducts installed in crawlspace
- ★ All pipes insulated
- ★ Vapour barrier installed in crawlspace
- ★ Replaced section of centre beam (Cost \$1000)

**Cost of new kitchen
countertops and backsplash
= \$24,000**

LIST OF IMPROVEMENTS

EXTERIOR RENOVATIONS

- ★ House newly insulated and covered with new vinyl siding
- ★ New front doors and frames
- ★ New aluminum screen doors with glass inserts
- ★ all new pressure-treated rim joists and ledger boards on each end of house
- ★ New eaves troughs with gutter filter
- ★ New front deck
- ★ New garage door
- ★ New pony electrical panel and all new wiring in garage
- ★ New Aspenite sheeting shelves and bench in garage
- ★ 4 x 4 roof beams cross-braced with 2 x 4s
- ★ Vapour barrier and Roxul Insulation with steel roof able to withstand four feet of wet snow
- ★ Structural analysis of roof with plans by Structural Engineer



**Cost of new
roof installed
over existing =
\$11,200**

Questions? Please do not hesitate to contact listing Sales Representative Bruce Johnson of RE/MAX of Wasaga Beach, Inc., Brokerage at 705-429-4500 ext 226 or [Click Here.](#)