

IMPROVEMENTS + UPGRADES

253 ROXTON ROAD

- + Built-in Miele appliances including fridge, 5 gas burner cooktop, hood, wine/beverage fridge, oven, steam oven and coffee maker
- + Microwave [in island]
- + Extended kitchen island
- + Built-in dining room bench with pillows and upholstery
- + Curtains and blinds throughout
- + Built in JBL sound system, including outside
- + Upgraded stairwell with glass walls and cast iron stairs
- + Extra soundproofing added to boundary walls between townhomes
- + Nest climate controls [main, second and third floor]
- + Automatic water shut-off system when leaks detected ("FLO auto shutoff" system)
- + Legal Separated basement apartment
 - + revenues 2k plus [previous 8 years]
 - + Heated basement floors
 - + includes separate basement laundry room
 - + soundproofed from upper floors
 - + separate A/C and heating for the basement apartment.
- + Primary Bedroom
 - + upgraded closet wardrobes
 - + upgraded primary bathroom with glass walls
 - + extra soundproofing added to primary bedroom
- + Front lawn landscaping including stonework
- + Backyard Pergola with curtains
- + Garage with extra ceiling storage shelf
- + Onetwofit gym bars and 1 husky cabinet attached to the garage wall