**List of Upgrades – 251 Grenview Blvd S**

Upgraded landscaping 2020 with artificial turf in south and north yards for minimal maintenance, irrigation system for gardens.

Back water valve prevention for the sewer/great for insurance.

New on demand hot water heater 2017 feeding both the upper and lower units

Alarm system for each unit, but has been modified to work for the entire house

Central Vacuum systems for both units

Washer, dryer, fridge, gas range, microwave and dishwasher for both units. Upper unit has a laundry sink.

Gas burning fireplaces for both units

Top grade trim and doors for both units 2017

Separate gas furnaces, hydro and water services (the second water service was put in for the laneway house/garage/apartment to be built at some point)

Harwood floors throughout upper and lower units

New roof in 2017

New eavestroughs in 2019

Cool attic hatch with oak ship ladder for added storage for the upper unit.

Common utility room with tons of storage under the stair storage as well for the lower unit.

New front porch and lower level entrance constructed in 2016