



401 Wood Avenue W - Upgrades since 2022

Exterior

- Cedar privacy fence after completing land survey
- New cedar stairs x 2 off family room
- Stonework and hardscaping
- Professionally landscaped flower beds, front garden
- Tree-work by certified arborist
- Roof-work including repairs and installation of ridge vents
- New ice-melting roof and gutter cables
- New outdoor electrical outlets
- Second floor balcony railing
- Porch repairs
- Exterior painting

Interior

- New Manotick-installed Windows throughout home (with exception of family room)
 - New sliding door to balcony, bedroom/study
 - New fireplace (natural stone - leathered quartzite)
 - Chimney certified & maintained
 - Original red oak floors refinished
 - Louis Poulsen fixtures throughout
 - Dog washing station
 - Renovated primary bedroom ensuite bath
 - Kitchen Renovation
 - Natural stone (quartzite) countertop and backsplash
 - New sink, New garbage system
 - New Appliances (Bosch - extended warranty)
 - New cabinets doors & new hardware
 - Installation of dedicated line for induction stove
 - Gas line capped and still accessible
 - Pot lights
 - California Closets throughout
 - Front hall, Office, Linen Closet, Three Bedrooms
 - Hunter Douglas blinds throughout second floor
 - Remote blinds in primary bedroom
 - Ceiling fans with remotes in two bedrooms
 - Updated breaker panel
 - Thorough removal of unsafe junctions, overloaded plugs
 - New thermostat
 - New AC compressor
 - New security system with 4 cameras covering all sides of house
 - Remediation of unsanitary, unsafe basement plumbing
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- 2018 - Furnace
 - 2013 - AC (new compressor installed 2024)