

22 Mansfield Avenue: Upgrades

Welcome to this Little Italy home: only 2 owners since the 1985 remodel.

- 1985 **Previous owner's changes:** House gutted to the studs and rebuilt with 2-story rear addition. Basement dug out with a 7'3" ceiling height. All done with permits: home has updated electrical and plumbing i.e., no knob and tube wiring. (Seller obtained the plans for 1985 remodel as submitted to the city for permits and will offer to new owner.)
- 2006 **Current owner's initial upgrades:**
- New 200 amp electrical panel installed.
 - Main floor transformed to open concept.
 - Kitchen reconfigured and new countertop/backsplash added.
 - Electrical roughed in for dishwasher.
 - All interior doors replaced. Closet in rear bedroom enlarged.
- 2007 • Rear wall of kitchen renovated: two windows and glass door installed.
- 2009 • New peaked roof installed (25 year transferrable manufacturer's warranty on materials).
- Solid oak front door replaced with glass door.
 - Two basement walls waterproofed to address minor damp patches (20 year transferrable warranty).
- 2010 • Energy audit completed and energy-efficient heat pumps/AC installed on main and second floors. Other energy-saving repairs completed e.g. additional insulation. Average monthly hydro bill (2015) = \$187.
- Basement streamlined with removal of interior walls and mismatched vinyl floor tiles.
- 2011 • New shingles installed on south face of garage roof.
- All oak baseboards and oak window trim painted white.
- 2012 • Second floor bathroom gutted to studs and renovated with custom vanity & soaking tub.
- 2013 • New gutters installed on front of house.
- Front porch updated with wood slat detail including privacy wall/bench, upper railing and enclosure for all garbage and recycling bins.
- 2015 • Oak kitchen cabinets painted white (spray painted by Beresford.ca).
- Basement bathroom updated with new vanity and toilet.
 - Basement staircase refinished and carpeted.
 - ADT Security System adapted for mobile connection – \$38/month monitoring fee covers smoke alarm in upper hallway. (System is owned, not rented.)
 - All baseheaters replaced with new models (for auxiliary heat only).
- 2016 • New flat roof installed on rear addition (20 year warranty on materials transferrable after sale of house, provided manufacturer receives correct paperwork and \$100 fee).