

## 135 Cowan Ave.

- 1993 Chimney rebuilt
- 1993 Stairway from the main floor to 2<sup>nd</sup> floor is solid maple stair treads and oak railing installed
- 1995 Front yard parking pad licenced by the City of Toronto installed
- 1995 New lead free water pipe from street into house
- 1996 2<sup>nd</sup> floor bathroom renovation
- 2000 Custom wrought iron balcony off the 2<sup>nd</sup> floor bedroom installed
- 2001 Madawaska custom wooden French doors installed
- 2001 2<sup>nd</sup> floor flat roof (rubber - under deck)
- 2001 Maple hardwood in back bedroom installed
- 2001 Stairs from kitchen to basement redone
- 2004 Exterior brick cleaned and tuck pointed
- 2004 Basement finishes (ceramic tile flooring) in family room, laundry, bedroom installed
- 2004 3-piece bath with slate tile shower/flooring installed in basement with granite countertops
- 2004 Exterior Brick washed and tuck pointed
- 2006 New windows
- 2006 Back deck with under deck storage
- 2006 3<sup>rd</sup> floor flat roof (rubber)
- 2006 3<sup>rd</sup> floor master bedroom renovation 2006/07. This included adding a garden door out to the rooftop deck. Gas fireplace installed. Built in closet system. Pine flooring (wide boards 1.5 inches thick) Rough in for a master bathroom but set up as a bedroom. Pine finishes and sky light 2006
- 2006 Gas fireplace 2<sup>nd</sup> floor installed
- 2006 Tiger wood hardwood in front bedroom installed
- 2006 Main floor hardwood installed
- 2006 Formal living room main floor gas fireplace (coal replica with pewter facing) installed
- 2006 Original Victorian fireplace mantle refurbished
- 2006 Kitchen: Downsview Kitchen Designs, Designer: Karen Walden, Installer: Peter Choi  
Cabinets have a lifetime warranty which also includes adjustments to doors, drawers  
Brazilian granite counter tops, French slate tile flooring installed
- 2006 Frigidaire gas cooktop

- 2006 Frigidaire electronic wall oven, self cleaning
- 2006 Panasonic micro-convection oven built in
- 2008 Napoleon gas BBQ with sear zone and rotisserie
- 2012 New fencing and backyard paving stones installed
- 2013 All new eavestroughing installed
- 2013 Stairway from 2<sup>nd</sup> to 3<sup>rd</sup> floor is original pine stair treads and railing all refinished
- 2013 Oak hardwood in 2<sup>nd</sup> floor family room & hallway installed
- 2013 GE Power vent high efficiency gas water heater, 50 gallons
- 2013 LG washing machine and Bosch gas clothes dryer
- 2014 Samsung fridge with ice and water installed
- 2015 GE built in dishwasher installed
- 2015 Rooftop deck rebuilt. Pressure treated cedar on benches (2015/16)
- 2015 New ridge cap, slate shingle repair and deck shingling (3<sup>rd</sup> floor wall) redone
- 2015 New closet doors, 2015.
- 2017 Electrical upgrade to 100 amp service
- 2017 New front porch steps (wooden landing and brick steps)
- 2017 Security lighting and outdoor electrical outlet (backyard)
- 2017 Painted decks
- 2017 Professionally painted the entire home
- 2017 Exposed brick on landing is the original brick - cleaned
- 2017 Surround and granite hearth completed on 2<sup>nd</sup> floor gas fireplace
- 2017 New floor installed in 2<sup>nd</sup> floor bedroom
- 2017 Under stair storage completed
- 2017 Fresh stain on stair treads to basement
- 2017 Water main shut off lever replaced
- 2017 New drywall and ceiling tiles installed in laundry/storage area.
- 2017 Venmar range hood

## 135 Cowan Avenue

### Main Floor

Living Room Hardwood Floors, gas fireplace (coal replica with pewter casing), Thermopane wood French Doors, Thermopane Stained glass windows, Jatoba floors, crown Moulding and Rosettes

Dining Room Open Concept, Pot Lights, Storage under stairs, Coat closet

Kitchen Gourmet Kitchen designed by Karen Walden from Downsview Kitchens. Featuring Solid cherry custom cabinets custom stained to match Jatoba floors. Pewter hardware, soft close cabinets, Brazilian Granite countertops, Rolled Marble Backsplash, Slate floors from France, Built-in China Cabinet, Built-in plate grill. Breakfast bar with storage, Built-in pantry, Stainless Steel appliances, Stained glass window with a working Transom, Phantom Screen and French Door to private fenced in yard.

### Second Floor

Front Bedroom Tiger oak floor, French double doors for closet, Walkout to balcony, Balcony is a custom-made rod iron Juliette balcony, stained glass window

Family Room White Oak floor, gas fireplace with black granite

Back Bedroom Solid maple floor, double closet with built-in drawers

Bathroom 4-piece Bath with a soaking jet tub, marble floor, subway tiles and large vanity for extra storage

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Staircase                      Staircase from Main Floor to 2<sup>nd</sup> – solid maple custom made with oak railings

### **Third Floor**

Master Bedroom      Wide Pine plank floor – tongue and groove pine panelling, gas fireplace, walk-out to private deck with cedar benches. Deck has electricity and cold water faucet

Bedroom                      Currently used as a dressing room. Has a wall-to wall storage, pine floors.

**ROUGHED IN FOR A BATHROOM**

### **HOUSE**

Parking: Legal Front Pad parking for 1 car with Permacon Pavers

Cold and Hot to front and back of exterior – perfect for washing the car

Roof – Front is the original slate and flat roof done in 2001.

All new windows

All Attached walls have been installed with Fireproof and soundproof installation

Exterior brick has been washed and tuck pointed

Central Vac to front exterior

Electrical outlets in front and back of house

Front Porch – new deck and stone stairs

Storage under back deck