

Improvements to 46 Northgate

Major Remodels/Improvements

Convert first floor to open concept - 2016

- Foyer expansion
- Dining room relocation
- Office relocation
- Pantry installation
- Can light replacement
- Kitchen remodel
 - o Custom island
 - o New layout
 - o New 3cm countertops/tile backsplash
 - o New sink and fixtures
 - o Updated electrical, lighting, HVAC vents
- Acacia engineered hardwoods throughout 1st floor
- All new light fixtures

Convert second story storage room to 3rd Ensuite Bedroom - 2016

- Opened direct access from hallway
- Installed full bathroom with shower
- Installed walk in closet
- Rebalanced HVAC
- New lighting and electrical

Updated Laundry Room - 2020

- Installed tile, countertop and shiplap
- Fresh paint, light fixtures

New upstairs carpet – 2020

New roof – 2020

Replaced metal water piping – 2016

Installed rear gutters – 2018

Installed matching door hardware and switch plates throughout

Installed new interior and exterior lighting fixtures throughout

Installed Ring security system - 2020

Replaced COAX cables throughout house -2020

Re-landscaped front yard - 2016

Re-landscaped back yard, installed fire pit - 2017

Installed Attic exhaust fan - 2018

Replaced both pool pumps - 2017

Installed automatic system for sprinklers - 2018

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