



**COLDWELL
BANKER**
REALTY

206 Edens Avenue

Features and Upgrades

Plumbing

- Water and gas lines were updated to meet current codes.
- The plumbing was updated with new valves and angle stops all throughout.
- New water heater for reliability.

Electrical & Lighting

- Home's electricity was re-wired and updated to code.
- Recessed lighting throughout for a modern ambiance.
- New Breaker Box with new arc-fault breakers and surge protectors as required by code.

Climate Control

- Brand new A/C and heating unit and ductwork.

Exterior Upgrades

- Installed energy-efficient windows with black shutters.
- Freshly power-washed bricks, siding, and driveway.
- Upgraded fascia for durability and aesthetics.
- Gutters throughout the exterior of the home.
- Replaced concrete fence with contemporary wood design.
- New decking enhances outdoor living spaces.
- Breathable, high-grade Romabio Masonry Flat mineral paint gives the brickwork a modern, white finish.
- Modernized the siding with white Benjamin Moore paint and elegant black trim.
- Converted old shed into a utility space with electricity, white paint, and black trim.

Door Replacements

- Welcoming, stylish new entry door.
- Pre-hung interior doors throughout.
- French doors with built-in blinds leading to the deck.
- French doors in the master bedroom.
- New closet doors in all bedrooms with double shelving.
- All-new door hardware in brushed nickel finish.

Interior Upgrades

- Drywall replaced, repaired and textured.
- Ceilings replaced and textured.
- Fresh, three-color scheme paint in the color Whiskers in eggshell for walls, flat ceilings, with white trim and doors.
- Add insulation to the attic and walls of the home.

Gourmet Kitchen

- White shaker cabinets with modern brushed nickel handles.
- Quartz countertops and white subway backsplash.
- Stainless Steel undermount sink with waste disposal and brushed nickel faucet.
- Beautiful kitchen island with quartz waterfall.
- Modern 3-pendant light fixture.

Ensuite Bathroom

- Quartz countertop and white undermount sink.
- White vanity with brushed nickel handles.
- New toilet and an extended bathroom space featuring a frameless glass shower.
- White-colored tile brings brightness and a modern feel.
- Upgraded lighting and fixtures in chrome.
- Added fan extractor to meet current codes

Hallway Bathroom

- White cabinets, quartz countertop, and undermount sink.
- Upgraded elongated toilet.
- Modern light fixtures and a new tub.
- Modern surrounding tile in the shower and floor.
- Added fan extractor to meet current codes.

Master Bathroom & Closet

- Added a complete third bathroom with elongated toilet and frameless glass shower.
- Gray vanity with undermount sink and brushed nickel handles.
- Modern light fixtures.
- Added fan extractor to meet current codes.
- Added a walk-in closet in the Master Bedroom with shelving.

Flooring

- Water-resistant luxury vinyl plank flooring in all common areas.
- Comfortable high-quality carpeting in bedrooms. (Rating 4)

New Appliances

- Stainless steel appliances including a range, dishwasher and microwave.

Additional Features

- Ceiling fans in the living room and master bedroom.
- New air vents and smoke alarms for safety.
- Laundry room equipped with practical shelving and cabinets.
- New Landscaping was done.
- Replaced the mailbox.