

304 Indian Road

Recent Improvements

- **Entire house was extensively renovated with permits in 2017**
 - ❖ Electrical and HVAC systems fully replaced
 - ❖ Some plumbing replaced and third floor plumbing added
 - ❖ All floors redone
 - ❖ Sound proofing drywall added on entire shared wall
 - ❖ Carport and parking pad built where there used to be just garden
 - ❖ Roof entirely redone in 2020
 - ❖ Hard wired for Ethernet
 - ❖ Officially over 90% of the home was renovated as per requirements for HST rebate program from Provincial government
- **Main floor**
 - ❖ Fully gutted and fully finished with custom kitchen
 - ❖ Load bearing cross beam was installed and supported in the basement
 - ❖ Gas fireplace installed to replace working fireplace, and chimney removed
- **Second floor**
 - ❖ Bathroom was fully gutted and renovated
 - ❖ Hallway was extended to the patio walk-out
 - ❖ Stairs to the third floor were redone
- **Third floor**
 - ❖ Walk-through closet, dormer and new ensuite bathroom installed
 - ❖ Upper level bedroom made possible by load bearing beams installed on main floor
- **Basement**
 - ❖ Fully gutted, fully finished and spray foam insulated
 - ❖ New furnace, new air conditioner, and new hot water heater installed
 - ❖ New water supply from street
 - ❖ New back flow valve, new solid waste pump and new waste drains in floor and to street