

568 Jane Street Features and Improvements

Enclosed Front Porch

- Completely rebuilt with new concrete footings and with insulated walls & ceiling
- Ceiling is vented to maximize life of shingles above
- Two window panels can be opened for ventilation
- GFCI-protected electrical outlets
- Exterior wall is cedar, flooring is slate
- Thermostatically controlled baseboard heater
- Exterior motion sensor lighting

Main Floor

- Living and dining rooms have solid oak flooring, solid wood trim
- Living room has glass pocket doors, built-in bookshelves and insulated walls & ceiling
- Access hatch to small storage area under stairs
- Renovated kitchen with quartz counters, stainless steel appliances, breakfast bar, undermount lighting and slate flooring
- Renovated three piece bathroom with dual-flush toilet, slate flooring and pocket door
- Built-in washer and gas dryer
- Back extension has engineered hardwood floor, solid wood trim and thermostatically controlled built-in heater

Backyard

- Entire yard was excavated and soil was screen-filtered
- High performance bedding under patio stones to minimize shifting
- Patio stones slope toward a French well to minimize flooding
- A second French well under the back extension accepts water from the roof
- The planter box on the north side has tie-backs to improve stability
- A third drainage system under the planter box includes a cleanout access in the bicycle shed
- The deck has been built with 1 ½" decking as opposed to the standard 1"
- There is access to storage under the deck
- Garden shed has a poured concrete foundation and 60 amp electrical service
- Light switches for interior & exterior shed lights and overhead lighting are in the shed
- Patio stones under back extension provide additional storage and are sloped toward the French well
- Frost-free water tap beside the basement entrance

Upper Level

- Renovated four piece bathroom with timer-controlled fan
- Primary bedroom has a sound-suppressing window
- Middle bedroom has a ladder to a large loft space above the primary bedroom that can be used as a play area, office, den or storage. Floors & ceiling are sound and fire insulated, floor is carpeted and there is a 2-way switch for lighting
- Back bedroom has electrical and plumbing rough-ins and heavy-duty commercial grade flooring to allow for future conversion to a kitchen
- All three bedrooms have closets with lights as well as sound and fire insulated walls & ceilings
- Deck off back bedroom has electrical capacity and solid wood privacy walls
- Solid oak flooring and solid wood trim throughout the upper level
- Solid oak stairs and custom wooden railing

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Basement Unit

- 2 bedroom unit with dedicated back entry, pot lighting and approximately 6'10" ceiling height
- Modern kitchen with fridge, stove, dishwasher and vented exhaust
- 3 piece bathroom with custom shower, dual flush toilet and deep sink
- Bedroom windows fully removeable for exit in case of fire
- Furnace room sound and fire insulated with fire rated door
- Last renter (moved out May, 2024) paid \$2,000/month, all inclusive

Potential Additional Rental Units

- Main floor and upper level could be converted to self-contained units
- Main floor has a 3 piece bathroom plus washer/dryer
- Upper level back bedroom can be converted to a kitchen
- Entry foyer can be separated to create two separate entries/exits
- Upper level deck at back could be a second fire exit
- Fire and sound insulation present between all three levels

Plumbing

- All wastewater pipes replaced from house to street
- Backflow preventer and multiple clean-out access points installed
- ¾" copper water supply and multiple supply manifolds to ensure superior water pressure
- Back bedroom on 2nd floor has fully roughed in plumbing for a kitchen

Electrical

- 200 amp service with electrical panels on each level and 60 amp panel in the garden shed
- Suitable for future hot tub or EV charger
- Back bedroom on 2nd floor also has full electrical rough-in for a kitchen
- Most lights are on dimmer switches
- Three-way switch controls stairwell lighting

Heating & Air Conditioning

- High efficiency Lennox furnace with 5" media filter
- Additions to the duct system with 4 cold air returns for improved hot & cold air distribution
- Quiet-running Lennox air conditioner
- The home is spray-foam insulated to minimize energy costs

Fire Prevention and Sound Insulation

- Fire and sound reducing insulation and ¾" drywall between every level of the building
- Heat-activated sprinkler system in the furnace room
- Double brick wall between the two semi-detached homes adds further fire and sound suppression

Structure

- Outside walls are structural double brick
- Basement has interior waterproofing connected via weeping sub-floor tiles to sump pump
- This is a precaution only, water has never been seen in the sump basin

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Appliances

- Main floor dryer is gas powered
- Main floor microwave is vented to the outside
- Main floor washer is high efficiency, as are the basement washer and dryer
- Central vacuum system has access points on all levels plus two kitchen sweep inlets

Front of Property

- Downspout leads a French well to minimize ponding
- Landscape fabric under mulch to minimize weed growth
- There is access to storage under front porch