

# 28 Bowes Garden Court

## Features & Upgrades

### First Floor

- Rear 300 square foot addition with 2 pantries (2020/21)
- Hardwood flooring in dining room (2021)
- Custom California shutters throughout main floor (2021)
- Fully encapsulated crawl space under the rear family room addition with an automatic dehumidifier and convenient trap door access(2020/21)
- Central vacuum (2021)
- Fresh interior painting (2021 & 2026)
- Full kitchen renovation including floor tiles for a contemporary layout & improved functionality (2013)
- Refreshed hallway with new tile flooring (2013)
- Stylishly refinished powder room (2013)
- Kitchen stainless steel appliances – dishwasher, stove & fridge (2013-22)
- Mudroom with direct entry to the garage (2011)
- Fireplace hearth and mantel upgrades, including glass enclosure (2008-2011)

### Second Floor

- Bedroom ceiling fans (2026)
- 420 square foot addition above the garage that includes a large 4th bedroom, walk-in closet & laundry room (2020/21)
- California shutters throughout the upper level (2021)
- Hardwood flooring in the hallway / new addition 4<sup>th</sup> bedroom (2021)
- Fresh interior painting (2021)
- Renovated primary 4-piece ensuite bathroom (2019)
- Renovated main upstairs 4-piece bathroom (2019)
- Washer and dryer upgraded (2015)
- Hardwood staircase from first floor to second floor (2015)
- Bathroom exhaust fans replaced (2013)

### Basement

- Fresh interior painting (2025)
- Full waterproofing system with a complete perimeter French drain and transferable lifetime warranty (2006/07)
- Additional insulation for the entire basement foundation walls (2006/07)
- Main sump pump and battery backup sump pump for added peace of mind (2006/07)
- Fully finished basement with pot lights and 4th washroom (renovated top to bottom) (2007)

## **Exterior**

- Hardscaped the side entry all the way to the entire backyard (2021)
- Motion-sensor exterior lighting (2021)
- All exterior light fixtures (5 sconce lights) (2020/21)
- Board and batten siding on the new addition area (2021)
- Eavestrough and downspouts (partial) (2021)
- New fencing on both sides and gate in backyard (2021)
- Garage improvements, including shelving and additional lighting (2021)
- Garage door (2013)
- Outdoor shed (2010), shed repainted (2023)
- Concrete block retaining wall (2008)
- Privacy landscaping with shrubs and trees, including a dedicated privacy line between #28-30 Bowes Garden Court (2007-2021)
- Chimney rebuild (2007)
- New hose bib on side of home

## **Home Mechanics**

- Roof (2021)
- All windows on main floor, upper level and basement, including patio door and front door (2010-2021)
- All mechanics – Furnace, owned hot water tank, air conditioner, air filtration & thermostat (2016)
- Flow through whole home humidifier (2006)
- Attic insulation upgraded to R-50