

# 550 Barry Dr, Pickering

## Features & Upgrades - Approx \$387,500 in Renovations

### Exterior

- Upgraded Omni-hub automation pool system (2025)
- Professionally renovated backyard with 23' x 12.6' heated fiberglass saltwater pool. Leisure Pools the Reflection model, including professional ground regrading with stone retaining wall and sump pump, with multi-colour pool lights (2023)
- Outdoor Broil King kitchen with 6-burner dual BBQ, commercial grade side burner and outdoor fridge, with custom granite stone countertop (2023)
- New interlock walkway entrance to backyard gate with underground drainage (2019)
- New fence in entire backyard (2019)
- Front walkway, patio, interlocking, armor stone retaining wall, new driveway, new sod, new outdoor light fixtures (2017)
- New garage door openers (2017)
- Two new patio doors (2017)

### Interior

- Renovated upstairs 5PC shared bathroom (2025)
- Renovated basement 3PC bathroom (2025)
- Renovated primary bathroom with heated flooring (2024)
- Professionally renovated basement with full custom kitchen; quartz countertops & S/S appliances (2018)
- Basement double-walled insulation (2018)
- Basement high-end vinyl plank flooring with self-leveler (2018)
- Basement custom storage cabinets, waffle tiled ceiling, new pot lights (2018)
- New black stainless-steel appliances in main level kitchen and laundry room (2018)
- Renovated staircases with custom spindles, railings, balusters and new carpet (2018)
- Main kitchen renovation; Quartz countertop, stone backsplash and flat ceiling (2017)
- Custom blinds throughout (2017)
- New laundry tub and overhead cabinets (2017)

### Home Mechanics

- Upgraded attic insulation to R60 (2024)
- Upgraded electrical panel to 200amp service (2021)
- Installed monitored home alarm system with exterior cameras and sensors on windows and doors with glass breaker and motion detectors (2022)
- Brick chimney rebuild & fully functioning wood burning fireplace (2018)
- New furnace and air conditioner complete with venting job (2017)
- New electrical outlets (tamperproof) and light switches upgraded throughout entire house (2017)
- New light fixtures throughout house (2017)