Improvements & Upgrades

1122C 23rd Ave S | Judkins Park

Heating & Water System

- New high-efficiency boiler and radiant heating system (2026) - *nearly $20,000*

Complete replacement and renovation of the heating and hot water system, including new high-efficiency IBC combination boiler (95% AFUE) radiant heating manifold (transferrable warranty), energy-efficient circulation pumps, zone valves, piping and updated system controls. Provides comfortable radiant floor heating and on-demand hot water, with outdoor temperature sensors that automatically adjust heating performance for greater efficiency.

Kitchen & Appliances

- Samsung Bespoke fridge column in kitchen and freezer column in utility room (2025)
- Bosch dishwasher (2025)
- Samsung Bespoke smart oven with new dedicated electrical circuit (2025)
- Added kitchen garbage disposal (2023)

Bathrooms & Interior Finishes

- New heated and illuminated vanity mirror in primary bathroom (2026)
- Updated fixtures and hardware in lower-level bathrooms and guest bathroom, including light fixtures, showerheads, towel racks and cabinet hardware (2025)
- New interior door hardware throughout (2023)

Lighting & Smart Home Technology

- New Philips Hue light fixtures in both 2nd-floor bedrooms and dining room, plus all light bulbs throughout home are Philips Hue (2026)
- New entry light fixture (2023)
- Ecobee smart thermostats with remote sensors throughout (2024)
- Philips Hue color-changing smart lighting throughout (2023)
- Google Nest smart smoke detectors (2023)

Outdoor Spaces & Energy Efficiency

- B-hyve smart irrigation system for landscaping and flower pots (2025)
- Trex decking added to balcony (2024)
- UV-protective and heat-reducing window film installed on 3rd-floor windows (2024)

View this document and more information on the property website

Information is provided as a courtesy and is not warranted by Seller nor Listing Broker.
Buyers are advised to verify information pertaining to this property independently.