

## 1468 Fernbrook Road Oakville Upgrade List

New Extra Wide Hardwood floors installed 2024  
Roof replaced 2018  
Heat Pump installed 2024  
Professional Landscaping – Pool, Trees, Interlock  
Clear water swimming pool with deck jets  
3 gas fireplaces inside and 1 outside in backyard  
9 foot ceilings on all 3 floors  
Professionally finished basement with pool table, wet bar, and projector, 110" screen  
Home theater with professional sound system – 7.2 surround  
CAAT 5 throughout entire house  
Russound sound system with speakers throughout the house and outside  
Upgraded windows direct from builder – extra large with feen  
Sunken living room  
New Maple floors and floating staircase - 2024  
Upgraded Primary Bathroom including Glass Shower  
Steam Room in basement bathroom  
Central Vac  
Hunter Douglas window coverings  
California closets throughout – all bedrooms and main level 2 closets  
Irrigation system – front and backyard  
Landscape lighting  
Floortex Polyaspartic Interior Garage Floor Coating  
Interlocked Driveway  
R60 Insulation in Attic  
Water softener  
New Pool Liner – 2024  
Pool heater and pump - 2020  
Family room 5.1 sound system