

30 Stephen Road, Port Carling

FEATURE SHEET & RECENT UPGRADES

GENERAL

- Installed new septic system
- Installed new Generac 14 kw automatic whole-home generator
- Installed new black metal roof
- Installed on demand water heater
- Newly fracked well
- Installed new water filtration, UV and softening system
- Refinished front entrance steps, back deck and balcony
- 200 amp service
- Direct propane BBQ hook up on deck

GARAGE

- Insulated and heated, oversized double attached garage
- Built new bedroom and 3 pc. ensuite above garage—heated, hardwood engineered flooring, fully private with separate access
- Installed drywall throughout interior garage

MAIN & UPPER FLOOR

- Refreshed paint and papered accent walls throughout entire house
- Created new powder room, laundry room and closet in main entry area
- Replaced stucco ceiling with modern profile ship lap & trim in main area
- Installed heated flooring in kitchen and bath
- Replaced hardwood floor in main living area
- Replaced fireplace surround with modern ceramic tile
- Installed new oversize custom built island in kitchen
- All new appliances—Frigidaire Fridge/Freezer and 5 burner propane stove/oven, Bosch dishwasher, Panasonic Microwave
- Converted single season screened porch to heated 3 season Muskoka Room with new hardwood floor, all new windows and ship lap finish

LOWER LEVEL

- Extended and finished entire walkout lower level creating large recreational room
- Installed new linear propane fireplace and ceramic floor to ceiling surround
- Extended lower level adding separate office with new windows and walkout to hot tub
- Replaced new hardwood flooring throughout lower level with hydronic heating
- Installed custom cabinetry bar area
- Added new 2-piece bathroom
- Installed new outdoor 8 person J-300 jacuzzi hot tub