

RENOVATIONS AND MAINTENANCE 2406 BINNING LANE

2018 - approximately \$65,000

- \$20,000 - renovation to the laundry room. Removing old boiler and replacing with a new high-end hot water on demand system that looks after both in-floor heating and domestic hot water. Wall renovations for new heating system and new tiles and appliances.
- \$2,000 spent on powder room renovation
- \$43,000 on new hardwood floors

2016 – approximately \$23,000

- Approximately \$20,000 on exterior patio tiles (front and back patios) and landscaping
- Approximately \$3,000 on garage ceiling/wall storage

2014 – approximately \$150,000

- \$80,000 - New Master Bathroom
- \$5,000 - Guest Bathroom
- \$65,000 - Kitchen reno with new granite/backsplash and Miele appliances

2012 – approximately \$175,000

- previous owner spent approximately \$175,000 removing/renovating walls, installing new hardwood floors, new gas fireplace, and new appliances

Landscaping – approximately \$1,500 per year

- Current owner spends approximately \$1,500 every year adding plants, and in 2020 spent \$5,000 on courtyard bank and fountain.

TOTAL: \$419,000