

# 44 Johnswood Crescent

## List of Upgrades

- Handscraped Walnut Hardwood Throughout
- New Trim (windows, doors, baseboards) Throughout
- Custom Blinds Throughout

### MAIN FLOOR:

- Kitchen Renovation (2015)
- Marble Tile Entry way
- Stained Staircase
- Marble Fireplace
- New Potlights (2024)

### UPSTAIRS:

- Updated Washrooms
- Ensuite Renovation with steam shower and heated flooring (2018)

### BASEMENT:

- Custom built Wet bar (2023)
- Gas Fireplace in TV room
- New Furnace/Humidifier (2021)

### BACKYARD:

- Heated Salt Water Pool with 3 water falls
- Electric retractable safety and thermal cover (2017)
- Winter Pool Cover
- Robot Pool Cleaner (2023)
- New Pool Liner and stone wall (2023)
- 24x14 Covered Loggia with retractable blinds, Cedar Cielings, Fans, Potlights (2017)
- Composite Decking System
- Built in Heater System
- Sound system roughed in
- Fire table Feature - Natural Gas
- Custom Built Outdoor Changeroom and Washroom (2017)
- Hot Tub with UV system (2019)
- Gas BBQ & Bar Lounge Area

### EXTERIOR:

- Roof (2016)
- Exposed aggregate Walkway
- Front Landscaping with Irrigation System
- Concrete Driveway (2017)
- Garage Floor epoxy coated design and metal walls (2021)
- Stucco and Brick Paint (2021)
- New Caulking

*Over \$570,000 in Upgrades*

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