

# 55 Pexton Avenue

## List of Upgrades

- Corner Lot with Porch
- Additional Interlock Front Parking
- Front Door with Glass Inserts
- Backdoor and All Window Panes Replaced with Ultra UV Coating
- Acoustic Ceilings Removed and the Whole House Repainted
- External Light Fixtures and Potlights
- Extra Large Tiles in the Foyer
- Zebra Blinds Throughout
- Hardwood Floors
- 2 Storey High Dining Room
- Dining Room LED Chandelier
- European Style Powder Room
- Central Vacuum
- Matching Stained Staircase with Iron Pickets
- European Style Upgraded Kitchen with Extra Large Tiles - Porcelain from Spain (2021)
- Matching Countertop Backsplash, Waterfall Quartz Island
- Built in Top of The Line AEG Appliances: Flat Top Cook Top, Built -In Microwave and Oven
- Bosh Dishwasher, Dacor Buil-In French Door Fridge, Elica Range Hood
- Pot lights and LED Pendant Lights with Adjustable Colours
- Open Concept Living Room with Gas Fireplace
- European Style Upgraded Bathroom with Quartz, Glass Shower and Floor to Ceiling Tiles
- Satin Nickel Hardware
- Upstairs Laundry with Front Load Samsung Washer / Dryer and Overflow Retaining Wall plus Laundry Room Cabinets
- Upgraded Light Fixtures Throughout
- Upgraded Primary Bathroom with Marble Counter, Glass Shower and Corner Tub and Light Fixtures
- Extra Large Patio in the Backyard
- Roof (2024)
- Finished Basement with large Rec Room, Kitchenette, High Baseboards, Laminate Hardwood 3 Piece Bathroom with Shower, Towel Warmer Rack, Guest Room

*Over \$260,000 in Upgrades*

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