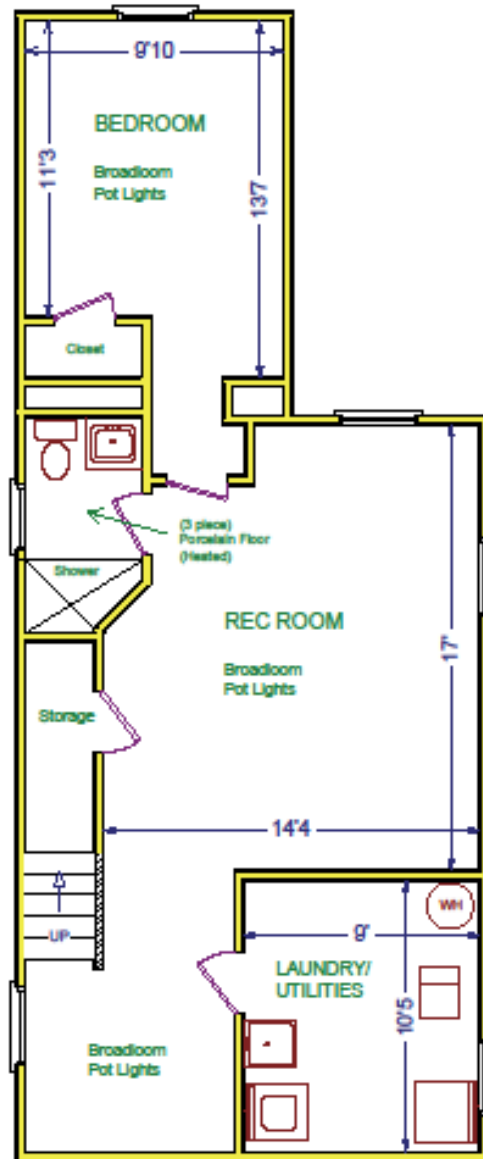


11 Rambert Crescent

Lower Level



LOWER (700 sq ft)

- ❖ New stairs to basement (2005)
- ❖ High quality broadloom throughout
- ❖ Slate landing at side door
- ❖ Pot lights
- ❖ All above ground windows
- ❖ 6' 7" ceiling height

Bedroom

- ❖ High quality broadloom
- ❖ Double closet
- ❖ Large above ground window

Three Piece Bath

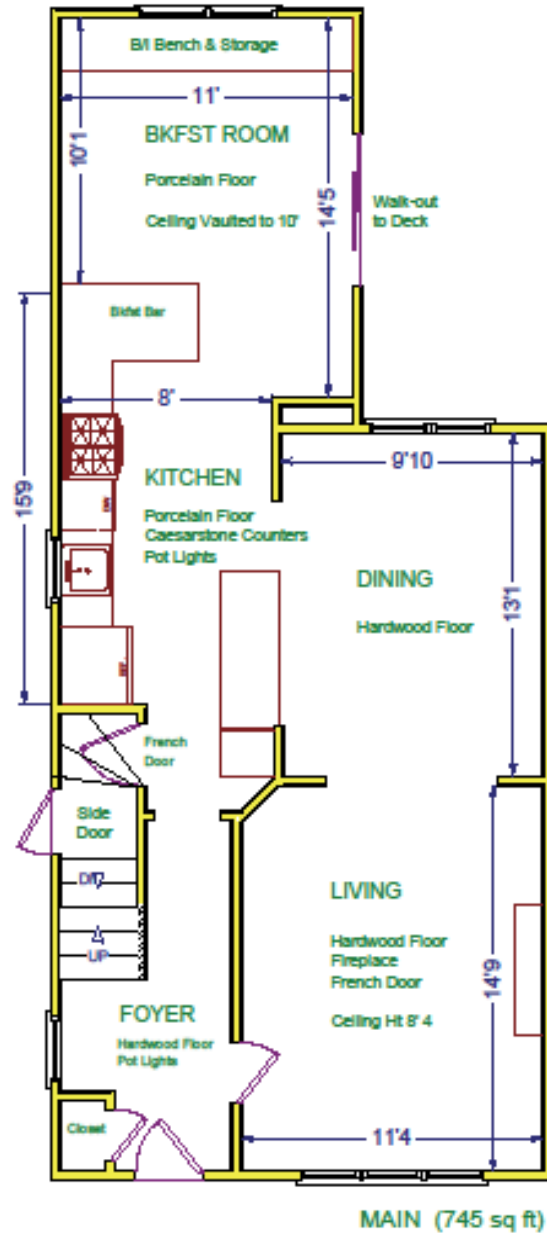
- ❖ Renovated in 2013
- ❖ Large walk in shower
- ❖ Heated porcelain floor

Laundry/Maintenance Room

- ❖ New High Efficiency Furnace (2009)
- ❖ Electronic Air Filter (2014)
- ❖ New Central Air Conditioner (2009)
- ❖ 200 Amp Electrical Service
- ❖ Large Capacity Washer/Dryer

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Main Floor



- ❖ Blonde hardwood flooring throughout living room and dining room
- ❖ Brick fireplace (unlined)
- ❖ Updated windows throughout
- ❖ Professionally baby-proofed - magnetic locking cupboards, safety outlets throughout home (2016)
- ❖ Custom roller blinds in living & dining rooms

Kitchen

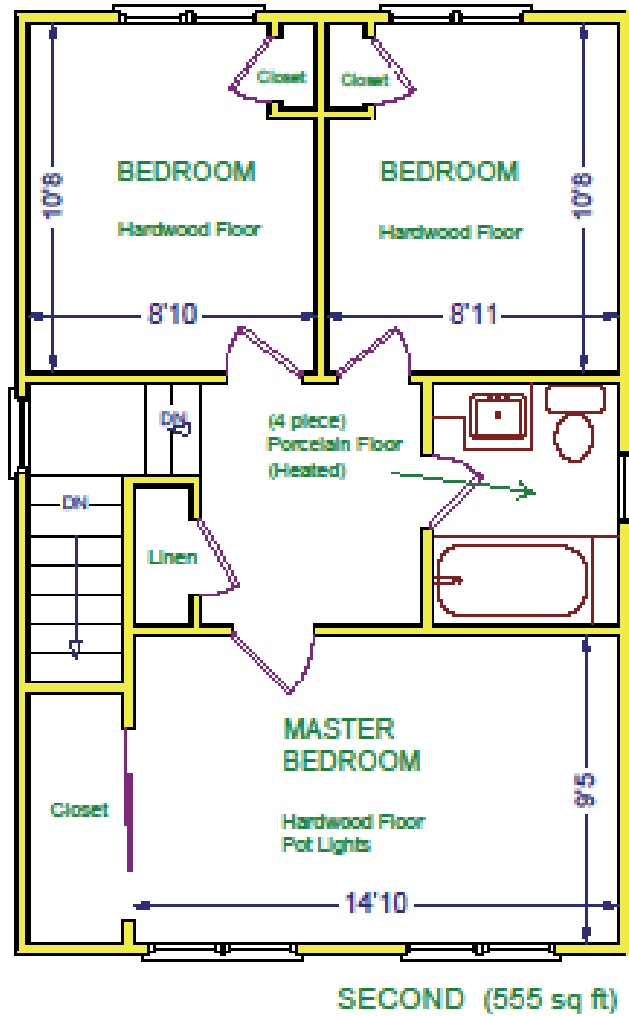
- ❖ Breakfast bar with extra storage added (2009)
- ❖ Caesarstone countertops and glass backsplash (2009)
- ❖ Gas stove, stainless steel fridge, stainless steel dishwasher (dishwasher new 2014)
- ❖ Insulated porcelain flooring in kitchen and breakfast area (2009)
- ❖ Custom built-in bench seating and storage (2009)
- ❖ Pass-through opened up 2013
- ❖ Full ceiling height uppers with glass front accent cupboards

Exterior

- ❖ Tuckpointing (2006)
- ❖ Main roof re-shingled (2007)
- ❖ Hard landscaping, deck refurbished (2012)
- ❖ Garage and rear addition re-shingled (2016)
- ❖ New skylights in garage and breakfast room (2016)
- ❖ New soft landscaping – 90% perennials (2018/2019)

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Second Floor



- ❖ Blonde hardwood floors throughout
- ❖ Large landing with linen closet

Master Bedroom

- ❖ Wall to wall custom closet (2013)
- ❖ Ceiling fan
- ❖ Dimmable potlights
- ❖ Two large North facing casement windows
- ❖ Custom blackout roller blinds

Family Bath

- ❖ Renovated 2013
- ❖ Heated porcelain floor
- ❖ Wall mounted towel warmer

2nd & 3rd Bedrooms

- ❖ Equal sized rooms with south facing casement windows and large single closets
- ❖ Dimmable overhead lights
- ❖ Custom roller blinds