

1713 FALCON HEIGHTS ROAD: UPGRADES AND RENOVATIONS

Kitchen/Dining Room

- Built-in shelving from the edge of the sink to the left, replacing the previous Ikea setup
- New European style washer and dryer system (installed in 2022)
- New oven
- New electrical panel and 200-amp service brought from the road
- Electrical running to the wall in the dining room torn out, moved to accommodate French doors to outdoor patio from dining area
- New built-in audio system and amp
- New outdoor GFI system with kitchen switch for outdoor lighting
- New exterior door to side patio
- Replaced most appliances; refrigerator and dishwasher are original but were serviced in 2021

Bathrooms

- Complete renovation of both bathrooms with new plumbing, fixtures and tiling
- Complete renovation of the primary bathroom including leveling of floor between bedroom and ensuite
- Addition of steam shower with wall and bench heating as well as a Toto Washlet toilet in primary ensuite

Electrical System

- \$100,000+ spent on electrical upgrades to entire home
- Outdoor electrical "tech line" installed and extended for a hot tub and other electrical needs below the house, including the mini guest house and the lower water access platform
- New electrical outlets throughout the house including under the living room couch during floor renovation
- New light switches throughout
- New 200 amp electrical service and meter installed with related new cable and connections
- Upgraded heat system
- All new lighting throughout

Painting & Coating

- Exterior of the house, including sheds sanded, primed, and repainted
- Deck/boardwalk areas sanded and refinished and coated with Deckote (should last 10 years)
- All interior doors and jams refinished and painted

Safety & Exterior

- Cedar privacy fencing installed
- Stairs down to the water were repaired and made legal including new pickets and spindles around upper area nearest house and hot tub

Bedrooms

- Top floor and basement guest bedrooms added
- Addition to the home added for walk-in closet in the primary bedroom
- Air conditioning installed in the primary bedroom

Basement

- Living room area repainted
- New electric heater installed
- Dropped ceiling constructed to hide electrical work due to stone work on the walls

Water & Plumbing

- Hot water tank replaced and relocated from the corner of the kitchen to the attic
- All new plumbing, stacks and exhausts
- All plumbing consolidated and connected to the septic holding tank
- Septic tank emptied and inspected in 2021

Flooring

- New hardwood flooring with floor leveler and thinset concrete throughout main floor
- Ten-zone in-floor heating system installed throughout the entire main floor, bathrooms, and all hardwood areas

Decks & Patios

- Large sections of the deck/boardwalks reconstructed, extended, or simplified
- The main deck area outside the basement reconstructed to have one level instead of three and extended to meet up with stairs and hot tub area
- Repaired, refinished, and re-coated entrance decking
- Basement walkout stone patio and stairs constructed in 2022

Additional Features & Upgrades

- Hot tub on engineered pad with new electrical
- Installation of outdoor shower (not hooked up at this time)
- Added a heat and power supply to mini house on lower boardwalk level
- Registered easement between this and the neighbouring property, resolving any legal encroachment issues
- Living room fireplace now powered by propane
- New propane tank
- Planted non-invasive clumping bamboo along driveway
- Installed new cedar shakes on key sections of the house
- The stone exterior of the house repainted

Renovations & Upgrades in 2009

- New foundation
- New metal roof
- Paved driveway