

# RENOVATIONS

30 MONTYE AVENUE



## 2024

- 90% of house freshly painted including trim
- New cement parging on both sides of main floor
- Fresh gravel in parking area
- New BOSCH refrigerator
- New beverage refrigerator
- Swapped light fixtures
- New stair runner to basement

## 2022

- Finished basement (drywall, new bathroom electrical, luxury vinyl flooring, painting)
- Installed new boiler for radiant in-floor heating
- Upgraded powder room & primary ensuite vanities to Restoration Hardware vanities

## 2017/2018 FULL RENOVATION

- Professionally designed & renovated with high quality finishes, all permits have been closed by the city of Toronto
- Almost completely rebuilt from a bungalow into a 3-storey home, leaving only 2 exterior brick walls
- Vinyl oversized windows
- All new subfloors, floors, walls, etc
- All new electrical, 200-amp service
- All new plumbing, including upgraded sewer & water lines from street
- Electric heater floors in front entryway, mud room & ensuite
- New roof & gutters
- New BBQ gas line
- High efficiency dual zone furnace (3rd floor operates on a separate thermostat)
- HRV unit & quality humidifier
- New 3-ton AC unit
- New hot water tank
- Central vacuum on all 4 floors
- Installed James Hardie panel siding & Maibec cedar siding
- New pressure treated exterior decks & covered rear pergola

## BASEMENT WORK

- Underpinned the basement (8' ceilings)
- Installed kitchen rough in on east wall
- Waterproofed all around with weeping tile
- Radiant heat floor in basement with separate thermostat & new concrete slab
- New sump pump & back flow preventer
- Upgraded sewer line from street
- Upgraded water line to ¾ inch

## INSULATION

- Basement walls spray foam insulation to walls & joists ends
- Main, 2nd & 3rd walls - bats & vapor barrier.
- 3rd floor ceilings - spray foam insulation.

## CEILING HEIGHT ON EACH FLOOR

- Main – 9 feet
- 2nd – 8.4 feet
- 3rd – Cathedral 10 foot ceilings at peak
- Basement – 8 feet

## YEARLY UTILITY COST & TAXES (2024)

Hydro – \$2,525.44

Enbridge – \$1,207.07

2024 Property Tax – \$12,817.98

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## FLOOR PLAN