



Did you know? 5 Old Sunset Blvd

2022 Property Tax Amount: \$8,210.07

Inclusions:

Dishwasher, Washer, Dryer, Refrigerator, Stove, Microwave, Hot Water Tank, All Blinds, Light Fixtures, Basement Flat Screen TV, Gazebo.

Exclusions

Drapes, Drapery Tracks & Rods, Wall Art (paintings, prints, metal work), Mirrors (except bathroom), Basement Freezer

Approx. Monthly Utility Amounts:

Water/Sewage: \$84.04/M , Enbridge: \$70.40/M, Hydro:\$165.88/M (work from home)

Summary:

- **2022:**
 - Fully renovated basement bathroom
 - New fencing (driveway & N backyard)
 - New front garden retaining walls
 - New asphalt driveway with pavers
 - New flat roof (second level)
- **2021:**
 - New exterior paint

- New garage ceiling insulation
- **2020:**
 - New custom triple glaze windows and patio doors
 - New front door and matching garage
- **2019:**
 - New concrete porch, stairs, balustrades, railings, newel posts
- **2018:**
 - New sound filtering windows in primary bedroom
 - New garage floor
 - New custom front door matching garage door
 - New eavestroughing
- **2017/2018:**
 - New authentic clay tile roofing
 - New flat roof (1st level, over hip roof)
- **2017:**
 - New flat roof (garage); built overhang/soffit
- **2016:**
 - Renovated 2nd floor bathroom
- **2014:**
 - New fencing (W backyard)
 - New attic insulation



Extra Intel about Features:

- **Roof:**
 - All sloped roofs: Ludowici Terra Cotta Clay Tile Roof
 - ludowici.com
 - Garage: Asphalt flat roof
 - 2nd level: Asphalt flat roof with inland Coatings Specialty Commercial Roof Coating
 - inlandcoatings.com/

- **Sound-Proof Primary Bedroom Windows:**
 - 'Bquiet' branded windows, interior installed.
 - bquiet.ca
- **New Garage Floor**
- **New Concrete Porch, Stairs, Balustrades, Newel Posts, Railings:**
 - bernardiprecast.ca
- **New Custom PVC/Aluminum Triple Glazed Windows and French Doors:**
 - Copper-coloured aluminum exterior and white PVC interior
 - dalmen.com
- **New Custom Wood Front Entry Door and Steel Garage Door**
 - Doorway was enlarged (width & height)
 - Front door: michelena.ca/en/
 - Matte-black door hardware by Assa Abloy
 - Matching insulated steel garage door from Amarr: amarr.com/us/en



- **New Exterior Stucco Paint:**
 - Specifically engineered for stucco: www.spray-net.com/
- **New Garden Walls and Driveway:**
 - Matching the balustrades/newel posts/railings
 - rinox.com
- **New Iron/Aluminum Driveway Fencing:**
 - 'Roosevelt' fence in matte-black x 4x4 posts
 - fenceall.com

* Please note all information above is believed to be accurate but is not warranted.



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