

# WELCOME TO **431 ABERDEEN AVENUE**

## LIST OF IMPROVEMENTS 2024

- Stunning new front porch railing built with no-maintenance black aluminum railings (2024)
- New back porch railing also built with no-maintenance aluminum railings (2024).
- Custom 2" faux-wood blinds on all main floor windows, 2nd floor windows and attic windows (10 windows total). All to stay with new owner.
- 26 bags of R50 grade (blown cellulose) for warm winters up top!
- Professional tree removal of two trees too close to the back of the house.
- Trimming of all other trees in the back yard.
- All new interior lighting including replacement of all fluorescents/ballasts with self-contained LED tubes in the kitchen and basement.
- All new exterior door locks and door hardware including programmable lock for basement entrance.
- All new door hardware for all interior doors.
- Built-in closet systems for principle bedroom and front entrance.
- New closet door for front entrance.
- Upgraded basement bathroom including new faucet, mirror, towel rails, shower head, and product dispensers on shower wall.
- New tap for loft coffee station sink.
- New electric fireplace and mantle in living room
- Luxury vinyl plank flooring for living/dining room, basement and both 2nd floor bedrooms. Note: original wood floors remain unharmed underneath the bedroom floors)
- New vinyl tile flooring in the front hall, kitchen and basement bathroom
- New sleek and fun bar area installed in basement with faux-clover wall, neon sign, shelving, storage, sink, faucet and stainless steel countertop
- Freshly painted throughout



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