

# 10 Keeler Place

TEAMKATE.CA

THE  
*Kate Broddick*  
TEAM

**Sutton**  
Team Realty Inc.  
Brokerage  
Independently Owned & Operated

## EXTERIOR

- Windows (2016) Capping on Windows in the front, one on the side, two in the back (2020)
- Board & Baton Vinyl Siding (Dec 2019)
- Redid the driveway (2019)
- Rear Fence & Railing (2019)
- Regraded, resodded, armour stone & rebuilt stairs (2019)
- Reshingled Shed (2019)
- Reshingled back of roof (2019)
- New Juliette Balcony off living room (2019)
- Garage Door (2015)
- Sliding Doors (2015)
- New Shed Door (2015)
- Pool Pump (2018), Pool Liner (2015)
- Pool 30x16 Chlorinated In-Ground Pool
- Newer AC (2017)
- Furnace (2019)
- Chimney repointed and capped (2019)

## INTERIOR

- Blown in insulation R60 in both attic areas
- ESA replaced panel (2019) 125 AMP
- Plumbing Pex & Copper
- LED Pot lights = 54 throughout the house
- 3/4 Engineered handscraped oak hardwood flooring (2019)
- 5 1/2 inch baseboards with 3 1/2 inch casings throughout (Painted in Benjamin Moore Oxford White) (2019)
- New carpet and upgraded (gold) underpad (2019)
- New vinyl plank flooring with rubberized bottom in basement (Reisling is the colour) (2019)
- Staircase replaced and railings (oak handle with wrought iron spindles)
- Fireplace in living room is roughed in for electric fireplace
- Entire home painted in Benjamin Moore Intense White with accents Benjamin Moore Chelsea Grey
- New dining room light and pendant lights
- All new interior doors

## KITCHEN

- Custom kitchen with soft close drawers, crown moulding, lower capping, pantry, wicker bread drawer, subway tile backsplash, quartz countertops, functional island with storage and electrical & all new appliances (Maytag fridge, stove, dishwasher/ Panasonic microwave/ whirlpool washer/dryer)
- Graphite kitchen island

## LAUNDRY

- Upper cabinetry, folding quartz countertop, storage, subway tile backsplash

## LIVING ROOM

- Fireplace that's capped with electrical for electric fireplace (if needed)
- Julien Balcony overlooking the backyard

## POWDER ROOM

- New vanity, toilet, light mirror (2019)

## MASTER BEDROOM

- New carpet with upgraded under pad
- Double closets
- Ensuite 3 piece ensuite with new shower, tile, vanity, mirror, toilet

## 3 ADDITIONAL BEDROOMS

- All new carpet and upgraded underpad

## FULL GUEST BATHROOM

- New tile, new tub with subway tile surround, new double vanity with new mirrors and light fixtures, new toilet

## BASEMENT

- Walkout
- Vinyl plank flooring with rubber bottom
- 5th bedroom
- 2 piece powder room
- Large recreation room with pot lights
- Large utility room