

12 Blueridge Court

Updates:

2018

- Kitchen & family room painted
- Laundry room completely renovated – floor, cupboards, sink, light, paint

2017

- Granite counter by fireplace

2016

- 16 fence posts replaced (11 had been done in 2004)

2014

- Full bath rejuvenated – floor, cupboards, light, paint
- Basement 2 pc bath rejuvenated – floor, paint, lighting, faucet, toilet (2016)
- Front garden by stairs re-landscaped
- Parging repaired
- Basement rec room painted, electrical updated with Decors plugs, switches
- Dishwasher replaced with LG

2013

- Front foyer renovated – closet doors, floor, paint

2011

- Fibreglass shingles 50 years - Tony Olsen

2010

- 2nd level hall and bedrooms – hardwood floors, trim, doors, paint
- Front doors and front bedroom windows replaced – Verdun Windows & Doors

2009

- New patio, custom stairs, landscaping in backyard
- Living room painted
- Washer & Dryer – Whirlpool Duet Sport front loaders

2007

- Ensuite renovated – Paradise Bath & Kitchen (no permit)

2004

- Purchased HWT from Home Depot
- Trane Hi-efficiency Furnace (serviced Fall 2017) & AC (serviced Spring 2018) installed

2003

- Main floor 2 pc renovated – tile, sink, toilet, mirror, pocket door

2001

- Kitchen renovated – Lagois Design-Build-Renovate and Ottawa Valley Kitchens (permit) (glass in fixed portion of bay window replaced 2015)

2000

- Hardwood on main floor areas except kitchen
- Wood fireplace replaced with 2-sided gas fireplace between family room & kitchen
- Gas stove installed in basement

1998

- Interlock stone driveway, stairs and front gardens

1997

- Canoxel siding and trim on exterior upper level

1996

- Windows in master bedroom (glass in left window replaced 2018), upper landing replaced & upstairs bathrooms
- Garage and laundry room exterior doors
- Garage door (insulated) and opener replaced

1994

- Living room windows and family room patio doors replaced

1991

- Central vac installed
- Insulation added to attic

Disclosures:

- 2018 – winds knock off gate on garage side otherwise yard fully fenced
- 2018 & 2011? – water overwhelming the weeping tiles. 2018 during ice storm some water in workshop and left of fireplace and 2011 some water along edge of baseboard in corner of rec room below cabinet with electrical panel
- 2017 – driving rain found its way past flashing causing leak around light to side of fireplace
- 2001 – during kitchen renos past leak was found on exterior wall beside oven
- Ensuite heated floor – flaky
- Awning – broken pieces in right arm – does not open properly

Services:

- Nutri lawn contract paid until Sept 2018
- Westend Lawn Cutting contract paid to October 30th, 2018
- Dion Comfort Heating & Cooling Maintenance contract paid to Oct 31, 2018
- Recommend Metro Snow & Ice for laneway barrhaven@metrosnowandice.ca