

KEY UPGRADES

212 FRONT ST., STRATFORD

Purchased August, 1995

1996

- Replaced windows in living rooms, kitchen, and landing
- Replaced all knob & tube wiring with a new 120 AMP panel by a licensed electrician

1997

- Installed new kitchen by Cerwood and Co.
- Plumbing by Turner Plumbing

1998

- Installed new ceilings in living rooms, kitchen, and foyer
- Replaced roof with new sheeting and asphalt by Player Construction

1999

- Guttered dining room, installed new drywall, insulation, garden doors to deck, and flooring
- Installed ceramic floor in the foyer by Bickell's Flooring
- Added hydro and telephone to garage

2000

- Built two-tier deck

2001

- Built fence

2008

- Completely gutted and reconstructed second-floor bathroom by Jamie Murray Construction

2009

- Installed high-efficiency Pure Air furnace with UV light and air conditioner by Dave Davies Heating & Cooling
- Added foam insulation in the attic by L&M Insulation

2010

- Installed bamboo flooring in living rooms by Jamie Murray Construction
- Installed new eavestroughs and fascia on the dining room portion of the house

2011

- Installed new eaves and gutter guards for the remainder of the house
- Removed brick chimney

2013

- Installed new roof with fiberglass shingles by Progress Aluminum

2014

- Replaced dining room, garage, and porch roofs with fiberglass shingles

2015

- Replaced windows in main-floor and second-floor bathrooms

2016

- Renovated kitchen: Cambria Quartz countertops, custom-made island with granite sink by Heirloom Custom Cabinetry
- Professionally resurfaced cupboard doors, installed Armstrong Engineering grouted vinyl tile (extended into dining room and main floor bath)

2017

- Skiff-coated walls, new drywall ceilings, and laminate flooring in four bedrooms and hallway
- Resurfaced stairwell with matching flooring and custom hardwood bullnoses by Kyle Klaver
- Installed new windows in four bedrooms and storm windows on stained glass windows on the main floor

2018

- Installed new side and front entrance doors, replaced windows in basement and attic by Progress Aluminum
- Waterproofed basement
- Custom blinds installed on first and second-story windows (2018 & 2019)

2019

- Constructed front porch: hand-cut stone skirting and pillars, new sills by Ashler Stone Masonry
- Built with Azek composite flooring, rails, and spindles, Versatex trim, and beadboard ceiling by Phil Patterson
- Built gable with lighted tempered glass front (Festival City Glass), new fibreglass shingles on gable
- Built pantry

2020

- Installed new pressure-treated floorboards on upper and lower decks

2021

- Installed new asphalt driveway
- Insulated garage
- Renovated main floor bathroom by Casey's Creative Kitchens

2022

- Sided garage by Progress Aluminum
- Installed lighting in soffits of the garage with remote control (operates from the house), installed new light above the side entrance
- Installed new garage door

2023

- Parged basement walls
- Replaced flooring in kitchen, dining room, and bath with Armstrong Engineered Vinyl tile (grouted due to defect in original flooring)

2024

- Installed new garden doors
- Power washed, repaired, and stained the fence and deck
- Completed attic renovation: high-end plumbing fixtures (EMCO), glass shower doors, fully tiled bathroom by Bickell's, North Pole trim for doors and hardware
- Installed new rental water heater (May)
- Ducts cleaned by Done Right and furnace serviced by Dave Davies (September)