

# Feature Sheet

## 15 Huddleston Crt

- Spent over \$120K on the following upgrades and renovations
- Newly renovated basement with 3 bedrooms (all bedrooms has Egress windows) , Kitchen and 3 piece washroom and Laundry.
- Electrical Panel (2021)
- Ready to Move or rent both units, fully equipped with brand new appliances with high income potential.
  - Main floor Refrigerator (2022)
  - Main floor Electric Stove and Range hood (2023)
  - Main floor Microwave main unit (2021)
  - Main floor Dishwasher (2023)
  - Basement Washer and Dryer (2023)
  - Basement Refrigerator (As is excellent working condition)
  - Basement Electric stove (as is Good working condition)
  - Basement Rangehood (2021)
- Main floor paint (2021)
- Basement paint (2023)
- 6 HD night vision CCT cameras with DVR and Google nest video doorbell
- All floors and rooms are equipped with wired fire alarms (main floor 2021, basement 2023)
- New Egress windows in Basement and master bedroom main floor has energy efficient windows (2022)
- All exterior walls are insulated with drill and fill based technology and new attic insulation (2022)
- New vinyl flooring with hardwood underneath (2021)
- Custom blinds in living area (2023)
- New front porch addition (2021)
- Ceiling fans in all rooms (2023)
- New Central Air conditioner (2021)
- Fully private backyard with 12\*12 Patio and strong high-quality Gazebo
- Main floor upgrades (2021) , basement finishing (2023)

- Aluminium Shed
- Electric Firepit with wall
- High ranking Elementary and High school with walking distance. (Source: Fraser institute ranking). Please verify.
  - Danforth Gardens Public School
  - SATEC @ W A Porter Collegiate Institute
- Walking distance to
  - Library
  - Market
  - Warden subway
  - Religious places
  - Birchmount Community Center
  - Danforth Gardens Park
  - Oats Park
  - TTC
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- Front yard seating area with full of flowers