

# 197 GOULDING AVENUE

KB

## Additional Features

### GENERAL

- Roof on house and garage updated 2020
- Driveway paved 2019
- 3/4 water service from the city main
- Sump pump and tank 2022 with diverter valve to rain barrel storage
- Windows 2002
- Back Flow Prevention Valve installed
- Bell Vibe service

### GARAGE / WORKSHOP

- Reinforced concrete floor
- Epoxy floor paint
- Two vent / fume exhausts
- 9' x 16' insulated garage door
- I-beam with a clear span of the entire garage
- Stainless steel industrial sink
- 100 AMP service
- Two-piece washroom
- Flush mount LED strip lighting
- Threshold drain
- R-40 insulation
- 10 x 12' garden shed

### KITCHEN

- Kenmore Elite gas range
- Samsung stainless steel fridge
- Bosch Dishwasher
- Upgraded wood cabinets with extra storage
- Double sink
- Bar height counter
- Pin lights

## **MAIN LEVEL BATH**

- New soaker tub 2022

## **LOWER LEVEL**

- Glass pocket doors
- High-efficiency wood burning stove
- Concealed fans allow heating of the entire house by the wood stove
- Separate Side Entrance w/ upgraded steel door w/ oversized window
- Large multi-purpose bedroom, games room or workout space
- Two walk-in closets, one with an additional cold cellar
- Laundry room easily converts to a full kitchen
- Rough-in hood exhaust for a stove in the Laundry room
- Extensive storage