



# Wayne & Celeste Sanford

REALTORS®



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## Features and Updates - 114 Minas Cres., New Minas

- Metal roof 1995
- Fully ducted heat pump system with heating and A/C.
- Automatic standby 7.5 kw generator fully wired into house with transfer box.
- 200 Amp electrical entrance
- Backup heat source- oil furnace, which can also be run by the generator
- Hardwood floors throughout the upstairs
- Laundry facilities located in upstairs bathroom
- 2 car garage
- Double paved driveway
- Kitchen and upstairs bathroom upgraded
- Remodelled fireplace with electric insert.
- Intercom system
- New paint and molding in upstairs rooms
- Well maintained 12x24' deck with retractable 20' awning
- 3 - Ceiling fans
- Central vac
- 3 layers of insulation in ceiling
- 6" insulated walls
- 12" centered floor joists
- Maintenance & upgrades during most years

This is a well-built & maintained home with many extras and amenities.

## Last 5 years

- New flooring installed in kitchen, both bathrooms and landing areas 2021
- New domestic water heater - 2019
- New garage doors, windows and electric door openers 2017
- Upstairs study upgraded- paint, closet door and moldings 2021
- Repointing of main chimney 2021
- Furnace chimney flu rebuilt at top including flu liners 2021
- Downstairs bathroom painted 2021
- Patio painting & maintenance 2020
- New Municipal water intake valve, pressure valve, gauge, back flow valve 2021
- Furnace upgrade: circulation zone valve, cold water routing, and several unique pressure & relief valves. 2021

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