

**IMPROVEMENTS to 138 Banff since 2013:**

Upstairs washroom completely renovated - 2019

Basement washroom completely renovated - 2020

Basement completely renovated, raised ceiling, laminate wood flooring - 2019

Waterproofing of the north and east foundations walls completed - 2019

Pure water drinking system installed at kitchen sink - 2016

New Daikin ductless air conditioning unit - 2018

Fully painted throughout (interior/exterior) - Nov 2020

New microwave - Nov 2020

**ADDITIONAL FEATURES:**

**RARE Private Drive with built-in garage** providing 2 car parking

Updated wiring

Soundproofing installed in portion of main floor wall between semi's

**NEIGHBOURHOOD:**

Walking distance to Metro, Wholefoods, Northern Secondary School, Northlea Elementary & MS, North Toronto Collegiate, Charlotte Maher Park and Leaside subway station on the LRT Crosstown slated for opening in 2021

**INCLUSIONS:**

Electric cooktop stove (GE Profile)

Microwave (Samsung)

Refrigerator/Freezer (Amana)

Dishwasher (KitchenAid)

Washer and Dryer (LG)

Ductless A/C Unit (Daikin)

2012 Combi gas burner and equipment

All ELF's (electric light fixtures)

All Window Coverings & California shutters

Pot Lights

Electric fireplace

Hot water tank rental