

Additional Information 13 Mohawk Ave Mississauga

Age of Roof: 2019

Age of Furnace: 2012

Age of Air Conditioning: 2015

Water Heater: Owned (2011)

Age of Windows: Master Bedroom (2009), Bay Window (2010), All other upstairs windows and sliding door (2020)

Renovation Dates and Workscopes:

- 2009 – Master Bedroom (en-suite bathroom, windows, closets, make-up table)
- 2010 – Staircase opened up, deck, gas fireplace, living room window
- 2012 – Kitchen, open-plan main floor, hardwood floors, powder room, foyer tiles
- 2013 / 2014 – full excavation of side of house and behind walkout, waterproofing added and sump pump installed
- 2019 – Roof
- 2020 – Remaining windows and sliding door
- 2021 – Main bathroom, upstairs carpet, open plan basement, basement bathroom, laundry room, cold room, furnace room, under stair storage, electrical panel, garage epoxy floor, garage 220V outlet

Features

- Full length mirror on wall in Master Bedroom to the left of the closets has a linen closet behind it. Push on left side of mirror and it will open.
- There is a linen closet in the Master Bedroom hallway. It is “hidden” when the door to the hallway is open. Go into the Master Bedroom hallway then close the hallway door and there is be a door in behind that opens into a linen closet.
- There are LED lights under the island (on the side of the stools). The switch is under the sink on the right-hand side (against the side the dishwasher hits up against).
- Both external hose attachments (side of house and in garage) have internal shut-off and drain valves to prevent freezing in winter. They are in the ceiling in the rec room and the ceiling of the laundry room respectively.
- The tap on the side of the kitchen sink is instant boiling water. Great feature for tea and oatmeal and to speed boiling water for cooking.
- The mirror in the main upstairs bathroom (blue bathroom) has an LED light behind it. Simply sweep your hand under the left-hand side of the mirror to activate the sensor to turn on / turn off
- Storage under the basement stairs has a light and wraps all the way around under the stairs and is drywalled and has new flooring. Fits eight winter tires “around the corner” under the lowest part of the stairs.
- Show the width of the garage. Room to park a car with bikes, wheelbarrow and trash bins distributed on either side with room to pass between on either side. It also has eight winter tires currently stored in it. This garage is “move the needle” wider and more useful than any garage in any new build semi.