



12 MAJESTIC GATE LIST OF RENOVATIONS

INTERIOR

- All interior doors replaced with solid-core shaker-style doors (2025)
- All bifold closet doors re-engineered and replaced with modern swinging doors (2025)
- New carpet throughout (2025)
- New 10" white oak hardwood flooring (2026)
- New tile flooring in laundry room and front entrance (2026)
- Fresh paint throughout, including ceilings, walls and trim (2026)
- New modern black interior light fixtures throughout (2025)
- Main-level bulkheads removed and ceiling refinished (2025)
- New custom white oak cabinetry throughout the main and upper levels - all custom cabinetry built and installed by *Marvel Cabinetry* (2026)
- New custom ensuite walk-in closet cabinetry (2026)
- White quartz countertops and backsplash (2026)
- Kitchen equipped with *Bosch* Benchmark built-in appliances — *Bosch's* premium German-made appliance line (2026)
- New hood fan with custom cladding (2026)
- Oversized new washer and dryer (2026)
- New handrail and modern pickets leading upstairs (2025)
- New ensuite barn door (2025)
- New custom white oak ceiling beam that matches the cabinetry (2026)

BATHROOMS

- Complete re-design and renovation of ensuite bathroom including:
 - ◊ removal of wall, heated floor, new tile, cabinetry, countertops, tub, custom walk-in shower, fixtures, mirrors (2025/2026)
- Complete renovation of main bathroom including:
 - ◊ tile, cabinetry, countertops, tub, fixtures, mirror (2026)
- Complete renovation of main-floor powder room (2026)
- New plumbing fixtures, sinks and *Kohler* toilets throughout (2026)

WINDOWS, DOORS & INSULATION

- New front French fibreglass doors (2026)
- Upstairs bedroom and main floor office windows replaced with triple-pane windows (2026)
- New garage windows (2026)
- New insulated garage door (R-16) (2026)
- Attic insulation topped up (2026)
- Spray foam insulation added around ensuite skylight (2026)
- New double-pane ensuite skylight (2025)
- New storm door at deck (2025)
- New exterior light fixtures (2026)

OUTDOOR LIVING & LANDSCAPING

- Deck fully re-stained (2025)
- New deck glass railing (2025)
- Exterior trim painted (2026)
- Gutters cleaned and resealed (2025)
- Landscaping updated including (2026)
 - ◊ New front flower bed with pavers
 - ◊ Flowerbed adjacent to driveway
 - ◊ New modern firepit
 - ◊ Flowerbeds in backyard updated with new plants and mulch

MECHANICAL & EFFICIENCY

- Both furnaces and A/C professionally serviced on August 11, 2026
- Duct cleaning and dryer vent cleaning completed in March 2026
- Water softening system installed (2025)
- Cloud Reverse Osmosis water filtration installed (2026)
- Two smart thermostats installed (2025)
- Front-door Nest smart doorbell installed (2025)
- Carpets professionally cleaned post renovation (2026)

ADDITIONAL FEATURES

- New basement beverage cooler (2025)
- New blackout blinds throughout upstairs (2025)
- TV Mounts, garden shed and basement beverage cooler included



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