

Summary of Enhancements

106 Lightning Point Road,
Balsam Lake

2010

- Installed Hot Water Tank – Reliance Home Comfort (Purchased)
- Installed Central Vacuum System – Eureka

2012 (Ticon Building Corporation: Whitby – Project Manager, General Contractor, Site Supervisor)

- Entire house gutted - floors leveled, Master Bedroom and Ensuite redesigned, new walls/railings built
- Installed new oak Kitchen cabinets with Travertine backsplash
- Installed Kitchen granite countertop – Marrakesch, Travertine backsplash
- Installed electric fireplace in Living Room (Sears)
- Installed 2 staircases of carpet and plush underpadding
- Installed ceramic tiles - entrance way, 3 washrooms, Kitchen
- Installed pot lighting in Dining Room
- Installed 3 new washrooms – vanities, sinks/faucets
- Installed new plumbing in 3 new washrooms

- Installed NorthStar water softener
- Installed Pura Ultra-Violet water purification system
- Installed red oak hardwood flooring and trim throughout
- Painted throughout including the cathedral ceiling
- Installed new interior doors, ledges, base boards throughout
- Built and installed Master walk-in closet
- Added insulation - attic (R50) / crawl space (R20)
- Installed new drywall Living Room / 2nd floor landing
- Installed 6 programmable thermostats
- Installed lighting /chandeliers throughout
- Updated electrical panel: 60 to 200-amp panel – ESA Certification Oct 24, 2012
- Installed upstairs Laundry Room
- Installed 6 brand new appliances
- Replaced 2 main floor windows
- Purchased 4 new Queen, 1 new King bed, Dining and Living Room furniture

2013

- Re-shingled entire roof of house, garage and garden shed

2016

- Installed 17 new windows and 2 new skylights

2017

- 8 trees removed to prevent possible future damage to the home
- Removed the exterior skin of the home and garage
- Reframed the entire house and garage
- Installed timber frame cedar archway entrance and stone front
- Installed all new soffit, fascia, eaves for house & garage
- Installed all new premium siding for house & garage
- Installed double garage door
- Installed new screen door and front door
- Built new rear deck (50' x 12')
- Installed new rear staircase linking the first and second floors

CONTRACTORS and SUBCONTRACTORS

- General Contractor, Site Supervisor, Project Manager – Ticon Building Construction Company (Whitby)
- Plumbing – Bob Goodman (Port Perry)
- Electrical – Heffernan Electric (Lakefield)
- Windows – Nortech (Bobcaygeon)
- Roofing – McRae Roofing (Oshawa)
- Appliances – Tasco (Pickering)
- Decking, front door / screen door – Home Depot (Whitby)
- Hardwood Floors – Goody Harwood Flooring (Cobourg)
- Ceramic Tiles, Travertine backsplash and carpet – MR Flooring (Kawartha Lakes)
- House framing – JE Construction (Bethany)
- Soffit, fascia, eavestrough – Dean Otter Construction (Kawartha Lakes)
- Tree removal – Kearns Tree Services (Little Britain)
- Debris removal – Ken Redmond (Little Britain)
- Garage door – Rivett (Whitby)
- Beds, furniture, lighting, Kitchen cabinets – Direct Buy (Pickering)
- Drywall – Keyon Drywall (Oshawa)
- Insulation - Great Northern Insulation (Port Perry)
- Kitchen granite countertop - (Durham Marble and Granite (Oshawa)
- Painting / staining – Ian Rothery (Whitby)
- Customer Walkin Closet – KS Cabinet (Whitby)