



107 LESLIE STREET

UPDATES

PLUMBING:

Sump pump

Backwater valve

Lead pipe replacement

Upgraded 1" city supply, 3/4" to manifold in laundry room, independent 1/2" to each room - this means that water pressure is strong and constant to all rooms no matter what else is in use.

On demand hot water, so no cold showers ever.

ELECTRICAL:

All knob and tube replaced.

8 gauge cable already run to back room in basement ready to extend through existing conduit to garage if buyer wishes to install Level 2 car charger (would require wall in back room to be opened and service upgraded to 200A)

## TECHNOLOGY:

Category 6 cable run to several locations (basement, printer station, living room, pantry, master bed) with panel in office area of basement.

Nest thermostat and smoke/CO2 sensors (basement, living room, landing)

Lutron lighting controls in den, dining room, living room, front porch (smartphone controlled)

In-wall surround sound cabling in basement.