



**284 Strachan Street, Port Hope, ON L1A 0C8**

### **Highlights, Overhauls and Upgrades Worth Mentioning:**

- ✓ Beautifully Designed Bungalow with Wonderfully Finished Lower Level
- ✓ Limited Oversized Lot Compared to Rest of Properties, Approx. 40 x 94
- ✓ The Large Covered Front Porch Provides the Perfect Back Drop to Soak in the Surroundings with Stunning Views of Lake Ontario in the Distance
- ✓ Primary Suite Offers Main Floor Living at its Finest. Features a Generously Sized Walk-In Closet and is Highlighted by a 4-Piece Ensuite with Custom Double Sink Vanity
- ✓ Upgraded Kitchen Cabinets
- ✓ Designer Porcelain Tile Upgrade in Kitchen, Dining and Front Entrance
- ✓ Optional Door from Laundry/Mud Room to Deck Installed
- ✓ Cathedral Ceilings in Kitchen, Living and Dining Room Installed as an Addition when Purchased & Built
- ✓ Large Sized Egress Windows Installed In Basement
- ✓ 12mm Solid Plank Flooring and Pad (Made in Canada) by Twelve Oaks Flooring throughout Main Floor
- ✓ Centre Island Remodel with Quartz Counter, Granite Sink and Moen Faucet Installed
- ✓ Subway Tile Backsplash Installed in Kitchen
- ✓ Soaker Tub by Maax Replaced Builder Grade Tub in 2<sup>nd</sup> Bathroom on Main Floor
- ✓ Dricore Flooring Panels Installed in all Finished Areas w/ Lifeproof Rigid Core Luxury Vinyl Plank to Finish
- ✓ All Insulation, Vapour Barriers, Framing and Drywall Upgraded when Finishing Basement
- ✓ Rockwool Insulation and Safe and Sound used in Walls and Above Finished Ceiling Areas
- ✓ Architectural Acoustic Ceiling Systems Installed in Bedroom, T.V. and Family Room – Lower Level
- ✓ Lower-Level Bathroom – Sink, Toilet, Tub, Shower Brand New in Renovation
- ✓ Brand New Exterior Decking and Fencing Installed to Provide Private Backyard Setting
- ✓ Gas Supply for BBQ and Future Fireplace Installed
- ✓ Swann Security System in Place
- ✓ Road Noise Almost Non-Existent because of Location
- ✓ Larger Lot & Backyard Space provides Opportunity for Sunroom Expansion or Additional Parking Space
- ✓ Minutes from the 401, Very Storied Downtown, Beaches and Many Other Amazing Amenities this Beautiful Town has to Offer!

**eXp Realty, Brokerage**