

671 Front Road North – Renovation cost Analysis

Plaster <ul style="list-style-type: none"> • 2nd Floor all Ceilings, 2 bedrooms complete, sitting area complete • 1st floor – kitchen complete, dining room ceiling 	Fall 2000	\$27,600.00
HVAC <ul style="list-style-type: none"> • Lennox Complete Heat, • Furnace (Gas) basement • Furnace (Water) 3rd Floor 	Fall 2000 – Spring 2001	\$27,500.00
Electrical – 200 Amp service, Sub Panel to 3 rd Floor, main panel in Basement	Fall 2000 – Spring 2001	\$15,950.00
Plumbing – All three Floors	Fall 2000	\$ 7,750.00
Kitchen/Mudroom In- Floor Heating	Fall 2000	\$ 2,500.00
Floor Refinishing – All hardwood 2 nd & 1 st Floors	Fall 2000	\$ 5,400.00
Network/Phone Upgrade – CAT5 Entire Home	Winter 2003	\$ 600.00
Kitchen <ul style="list-style-type: none"> • Cabinets • Kitchen Sink & Taps • Tile (Floor & Backsplash) • Knobs/Drawer Pulls • Reproduction In-wall & Stand Alone Ovens/Stove 	Fall 2000	\$12,000.00 \$ 1,500.00 \$ 2,000.00 \$ 1,000.00 \$ 6,200.00
Bathroom – 2 nd Floor New Fixtures, plumbing, electrical, tile	Spring 2001	\$ 5,000.00
Mudroom <ul style="list-style-type: none"> • Cabinets • Shower • Tile • Drywall/Finishing/Ceiling 	Fall 2000	\$12,500.00 \$ 500.00 \$ 800.00 \$ 400.00
Roof - Membrane, Slate, Copper Flashing	Fall 2000 – Spring 2001	\$30,600.00
Central Vacuum	Fall 2000	\$ 1,000.00
Widow's Walk Rebuild (Materials, Labour, Scaffolding)	Spring 2001	\$ 5,000.00
Steel Doors – Mud Room & Attic	Spring 2001	\$ 3,800.00
Addition of Bedroom (top of the stairs on the 2 nd floor) <ul style="list-style-type: none"> • Flat roof • Construction • Thermal Windows • HVAC 	Spring 2003	\$ 4,000.00 \$ 7,500.00 \$ 2,000.00 \$ 500.00 \$ 1,000.00

<ul style="list-style-type: none"> • Electrical • Hardwood Flooring • Drywall and Moulding 		\$ 2,500.00
		\$ 2,500.00
		\$ 2,300.00
3 rd Floor Family Room <ul style="list-style-type: none"> • Insulation • Wiring • Bathroom (Sink, Toilet, Fixture, Cupboards, Counter) • Drywall & Finish • Ceiling • Thermal Window & Installation • Bar (Cabinets, Plumbing, Counters) • Floor 	Spring 2004	\$ 1,500.00
		\$ 1,000.00
		\$ 1,200.00
		\$ 2,950.00
		\$ 1,200.00
		\$ 3,500.00
		\$ 2,500.00
		\$ 1,500.00
1st Floor Bathroom Renovation – Walls, ceiling, insulation, sink, toilet, fixture, floor)	Spring 2002	\$ 2,500.00
1 st Floor Vestibule Renovation	Fall 2006	\$ 2,000.00
Two Natural Gas Fireplace Inserts	Spring 2002	\$ 5,200.00
Driveway Repaving	Spring 2003	\$ 4,500.00
Lighting Fixtures:		
Dining room	Spring 2006	\$ 1,100.00
Kitchen	Summer 2001	650.00
Mudroom	Winter 2006	65.00
Living Room	Spring 2001	180.00
Vestibule	Summer 2005	85.00
Front Hall (Ceiling and Newel Post)	Summer 2003	2,100.00
1 st Floor Bathroom	Spring 2002	360.00
2 nd Floor Bathroom	Spring 2001	225.00
2 nd Floor Bedrooms	Spring 2002	900.00
2 nd Floor Hallway	Summer 2002	1,400.00
3 rd Floor	Spring 2004	450.00
New Garden Arbours – Materials, Rental Equipment	Summer 2005	\$ 1,200.00
		\$ 231,365.00
General Labour - average 15 hrs/week @ \$20.00/hour	2000 to 2006	\$ 93,600.00
Total Investment for 671		\$ 324,965.00

NOTE: Costs do not include any landscaping, tree planting, or garden improvements done during the 6+ years of owning the property.

Extensive work has been done to the side and back gardens and yards, including two major tree plantings, as well as several clearings of overgrown brush and grapevine.