



## 738 Roberston Cres – Features and Upgrades

- 5-level Backsplit in desirable Timberlea Neighbourhood with two additions creating an amazing primary retreat, and a large eat-in kitchen
- Quiet Crescent walking distance to several schools
- Backing onto Sam Sherratt Trail and E.W. Foster Public School
- Extremely private backyard with inground pool professionally opened by Cannonball Pools
- Freshly painted throughout (2025)
- Completely renovated third floor primary bedroom retreat with gas fireplace, walk-in closet, and 5-piece ensuite with separate soaker tub and heated flooring (2016)
- New windows in primary bedroom and bathroom (2023)
- Roof replaced in 2015 with a complete wrap under the shingles plus ice dam around eaves and skylights sealed
- Furnace replaced and heat pump added (2023)
- All roofing insulation upped to R50 in attic, and spray foam insulation added to the kneewall of the upstairs addition (2015)
- Updated eavestroughs and downspouts (2015)
- Gas line updated and added lines for gas stove, pool heater and natural gas BBQ (2013)
- Chimney professionally swept and WETT inspected (2023)
- Fencing plus privacy screens on both sides of the back fence, 6x6 posts (2016)
- Back gate added (2020)
- Hot Water Tank is a rental, replaced in 2021
- Updated 2<sup>nd</sup> Floor Bathroom (2016)
- Updated Ground Floor Bathroom (2022)
- Engineered Hardwood Floors throughout (2016)
- Retailed front hall and kitchen (2022)
- New Front Door (2023)
- Property Taxes 2025: \$6,079.36
- Flexible closing