



**CHRIS SCOTT.CA**  
REAL ESTATE TEAM

### Live the Hintonburg Lifestyle

|                                       |                        |                       |                                      |
|---------------------------------------|------------------------|-----------------------|--------------------------------------|
| Little Victories Coffee Roasters      | Happy Goat Coffee      | Tennessy Willems      | TacoLot                              |
| Stella Luna Gelato Café               | Starbucks              | La Cocina Loca        | SimplyRaw Express                    |
| Bridgehead                            | Trattoria Caffe Italia | Springroll House Café | Charlie's Indian and Italian Cuisine |
| Ministry of Coffee and Social Affairs | Hintonburger           | Wellington Eatery     | Elmdale Oyster House & Tavern        |
| Bella Via Cafe                        | SuzyQ Doughnuts        | Café My House         | Hintonburg Public House              |

### Updates Since 2012

- Two new dormers on third floor
- New roof under new rear cedar deck and railings
- New lower deck and railings
- Two new furnaces and AC unit for each (totally separate)
- New asphalt complete with granular A&B
- New sump pumps and complete plumbing
- Insulation throughout walls and attic space
- Legal Duplex with two layers of drywall for fire rating purposes
- New electrical throughout building, complete with separate meters and new electrical panels
- New plumbing throughout building including connection to the city main in street
- New epoxy surface on front steps
- New steel columns and beams from basement to second floor
- Complete foundation repairs and parging all foundation walls
- Excavated basement down over 18" and repoured new slab to give legal height in basement
- New windows (alu) throughout (6 to 8 eight years ago)
- Two new complete kitchens including granite and plumbing and all stainless-steel appliances
- New hardwood floors throughout building except living room and dining room on main level where the existing hardwood was refinished
- Four new bathrooms and laundry rooms, all new plumbing and granite countertops
- New entrance doors (fire rated with door closers to satisfy city code)



info@chrisscott.ca | 613-721-4206

12 St. Francis Street