

features

General

- Home security system, hardwired throughout house with additional wireless system and glass break sensors around windows.
- Hardwired ethernet on all floors (allows for full-power wireless signal in every room)
- 200amp electrical service installed + entire house rewired (2012)
- 3-zone heating system
- New roof + deck above Garage (2012)
- Roof with ice barrier, eaves troughs, soffits, 50-yr warranty (2012)
- ¾ Inch Water service from Street
- Reinsulated (2012)
- Space Pack Central Air Conditioner (with auxiliary heat option) (2012)
- Whole-home monitored alarm system (with hardwired glass-break, fire, carbon monoxide, door/window sensors, motion detection + flood sensor)

Basement:

Rec Room

- Gas fireplace
- Hardwood floors

Bedroom/Nanny Suite

- New windows
- 100% wool broadloom (2012)

Bathroom

- 4 pc bath with tile floor and ventilation (2012)

Wine Cellar

- Custom-built 1250 bottle wine cellar
- Refrigeration system (with monitored temperature alarm)
- Redwood racking

Storage Room

- Built-in storage: 2 Pax wardrobes with sliding glass doors; 1 Pax unit with drawers + shelving
- Floor-to-ceiling open shelving
- Jenn-Air stainless French-door refrigerator

Utility Room

- High Efficiency Weil-McLean Boiler (with 5-year parts + labour warranty) (2014)
- 60 gallon/285L Hot Water Tank (2014)
- Floor sensors hardwired to security system for flood or water detection

Garage

- Double garage with custom aluminum/glass door
- LiftMaster Elite direct-drive garage door opener with security sensors + heavy-duty PosiLock system (lifetime warranty on motor) (2013)

features

Main Floor:

Front Foyer

- Flamed solid-stone granite tile
- Custom millwork shoe closet and bench (bleached oak)
- Original grand oak staircase with 1½ storey bay-window seat
- Deco Newell Post (Volute) Lamp

Kitchen

- Hand scraped 7" engineered hardwood floors
- Miele dishwasher
- Ultraline (Viking) gas range and hood
- Dacor oven
- Whirlpool refrigerator
- Black walnut butcher-block (2" solid) + custom stainless counter
- Statuario marble island with marble waterfall
- Under-counter wine fridge
- Oversized double sink with garbage disposal
- Bar sink with garbage disposal
- Outside gas hook up for BBQ
- Wood windows
- Built-in sound system (ceiling)
- Remote controlled dimmers for under-cabinet + ceiling alcove lighting systems

Living

- Original oak hardwood throughout
- Original wood burning fireplace (Cleaned and inspected 2012)
- Built-in sound system (ceiling)
- Original mosaic tile in bay window sitting area

Dining Room

- Original ceiling plaster moulding
- Original bevelled glass/oak French doors

Mudroom

- Techno quartz ceramic 24" tile flooring
- Built in bench seating with storage underneath walk-out to deck (reinforced and rebuilt 2012)
- Walk-out to deck and backyard
- Solid wood French doors by Sammut (2013)

Bedroom/Office/Library

- Original plaster-cove ceiling
- Original bevelled glass/oak French doors

Powder Room (2012)

- 2pc
- Statuario marble floors + vanity
- Wood windows by Sammut Windows (2012)

features

Second Floor

Bedroom

- Walk-in closet with built-in storage
- Original plaster-cove ceiling

Family Room/Bedroom

- Original glass-front linen/book display storage unit

Family Bathroom (2012)

- 4pc
- Statuario marble vanity
- Solid-stone marble tile flooring
- Custom cabinets (with double inside drawers + floor-to-ceiling linen storage unit)
- In-floor heating
- Ensuite laundry - Stacked LG Washer/Dryer; 5-year parts + labour warranty (2012)

Master Bedroom

- Hand scraped 7in hardwood floors
- In-wall heating
- Security system panel
- Pocket door to private dressing room
- Custom built-in cabinetry along both walls
- Pocket door from dressing room to master ensuite (original repurposed door from main floor)
- Back of the home (rebuilt and sound insulated 2012)
- Hidden "secret" entrance to main hall

Master Ensuite

- 5pc
- Statuario marble vanities
- Custom cabinets (with double inside drawers + floor-to-ceiling medicine storage unit)
- In-floor heating
- Walk-in shower with dual showerhead plus rain showerhead
- Double vanity
- Freestanding soaker tub

features

Third Floor

Family Room

- Wool carpet (2012)
- Dimplex High Efficiency Supplementary Heaters
- Closets/storage

Bedroom

- Wool carpet (2012)
- Dimplex High Efficiency Supplementary Heaters

Bathroom

- 3pc bath with skylight
- Custom cabinets (with double inside drawers)
- In-floor heating
- Walk-in shower with dual showerhead plus rain showerhead
- Statuario marble vanity