

## Whole House Features

- 6" wide plank white oak engineered flooring throughout
- Polished concrete lower level floor
- Hydronic in-floors radiant heat throughout all levels of the house (incl basement)
- Recirculating hot water system providing hot water at all times; New 1" copper water line from city
- Two distinct air conditioning systems (lower level/main floor and upper level)
- Pella windows with original stained glass windows in stairwell
- Spray foam insulation throughout for enhanced energy efficiency (attic greater than R50)
- Smart home features include digitally connected home alarm system, 10 NEST learning thermostats with multiple individual zone controls for heat and NEST protect fire/CO alarms; USB enabled electrical outlets
- Unique wide-plank cedar fence design for privacy; front walkway landscaped with interlocking brick and rhinestone accents (Armour stone)
- Recessed lighting throughout with modern control (Adorne by LeGrand)

## Exterior

Porch, Roof + Private Drive

### Porch:

- Rebuilt front porch reflective of original design including restoration of original porch columns
- Modern light features

### Roof:

- New slate roof with copper flashing on front and south-facing portion of the house
- New eavestroughs with french drainpipes

### Private Drive:

- Electric car charger
- Custom built shed
- Exterior irrigation system

### Principal Architect:

Josephine Young- M.Arch.

### Principal Engineer:

Vladimir Cemescu- P. Eng.

### Interior Design Consultant:

Kimberly Morris Design

### Kitchen

- Design: Downsview Kitchen featuring Diamond White Quartzite counter-tops and single-slab back splash
- Large island with seating area and front-side storage
- Sub-Zero custom-panelled refrigerator
- 36" Duel Fuel 6-burner Wolf range
- Miele Dishwasher
- Under cabinet microwave
- Built-in audio speakers

### Rear Foyer

- 13' ceilings
- New Steel, glass and oak stairs to connect the main and lower levels
- Steel cladding featured on some walls
- Oversized Ocean Black slate flooring (hydronic radiant heating)
- Oversize Pella windows
- Oversize Door leads to private backyard/patio and parking pad

### Main Level- Foyer

- New Mahogany door with sidelight windows
- Full height custom paneling including crown moulding
- Entry Closet
- Light feature
- Recessed lighting

### Living Room/Dining Room

- Windows with custom trim including bay windows with a wide corner view of the street
- Natural Gas Fireplace with black Nero Assoluto marble surround (single slab)
- 6" wide plank engineered white oak flooring (radiant heated floors)
- Light features
- Built-in audio speakers

### Powder Room

- Oversized Ocean Black slate flooring (radiant heating)
- Exposed brick with Salvatore Bianco Carrara marble feature wall
- Custom floating vanity from Downsview Kitchen
- Duravit toilet
- Heated towel warmer (hydronic)

### Second Level- Stair + Hallway

- Oak stairwell
- Antique stained glass windows
- Custom wall paneling on staircase and hallway
- Recessed lighting

### Second Level- 1st Bedroom

- Triple bank of Pella windows
- Custom closet with organizers from Downsvew Kitchen
- Recessed lighting and decorative light fixture (separate controls)

### Second Level- 2nd Bedroom

#### w/ Ensuite Bathroom

- Pella windows including turret alcove - wide view of corner
- Custom closet with organizers from Downsvew Kitchen
- Recessed lighting and decorative light fixture (separate controls)
- Ensuite bathroom with white dolomite natural stone floor to ceiling tile
- Custom floating Downsvew vanity
- Kohler shower (rainhead and hand)
- Towel warmer
- Wall hung Duravit

### Second Level- Family Room/ Fourth Bedroom

- Pella windows
- Custom wet bar with built-in microwave and refrigerator; caesarstone counter tops
- Recessed lighting (multi-control)
- Rough-in for media and network access

### Second Level- 3rd Bedroom

- Pella windows
- Custom wall to wall cabinets including window seat (Downsvew)
- Recessed lighting and decorative light fixture (separate controls)
- Custom wall-panelling
- Generous space for Double/Queen bed

### Second Level- Family Bathroom

- Built-in laundry chute (Wilkinson Chutes) connects to laundry area
- Honed Statuary hexagonal floor tile (radiant/hydronic heating) with floor to ceiling extra wide honed Statuario wall tiles
- Pella windows with Caesarstone extra wide window jams
- Custom Floating Vanity and built-in storage closet from Downsvew Kitchens
- Soaker Bathtub with Kohler Loure waterfall tub till system and hand wand
- Shower featuring Kohler Loure shower system (rain head and hand wand) and built-in glass shelves
- Wall hung Duravit toilet
- Towel warmer (hydronic)
- Recessed lighting and modern LED vanity lighting

### Third Level- Stairwell + Ante Room

- Oak stairwell
- Antique stained glass windows
- Custom wall paneling on staircase and hallway
- Recessed spotlights and feature chandelier light fixture
- 8' double custom doors to master suite

### Third Level- Master Bedroom + Sitting Area

- Pella windows including bay windows in turret area
- Alcove for desk
- Recessed lighting and feature chandelier in seating area with
- individual controls
- 6" wide plank engineered white oak flooring (radiant hydronic heated floors)

### Master Closet/Changing Room

- Spacious wrap-around custom cabinetry by Downsview Kitchens including organizers, built-in dressing mirror and window seating
- 6" wide plank engineered white oak flooring (radiant hydronic heated floors)
- Recessed lighting

### Third Level- Master Bathroom

- Honed Earth Grey marble floor tile (radiant/hydronic heating + additional electric heating) with floor to ceiling marble wall tiles
- Separate WC room with wall hung Duravit toilet with hidden storage closet
- 11' double sink custom floating vanity by Downsview Kitchens with contemporary LED light fixtures and mirrors
- Modern shower stall features Kohler high flow thermostatic shower with two rain heads and body jets; custom built-in seating
- Feature soaker tub (Kohler Stargaze)
- Custom seating benches with marble top and storage drawers
- Chute to lower level laundry
- Extra large towel warmer (hydronic)
- Recessed lighting and modern LED vanity lighting

### Lower Level- Stairwell + Hallway

- Unique Steel and Glass stairwell with white oak stair treads
- Polished concrete floors (radiant hydronic heated)
- Custom wall paneling in hallway including feature steel cladding wall under stairs with custom welded coat hooks
- Broom closet
- Recessed lighting

### Lower Level- Laundry Workspace

- Custom Downsview cabinetry (upper and lower) incorporating laundry chute (steel) access
- Caesarstone countertop
- Front-load Whirlpool steam washer and dryer (new) stacked
- Recessed pot lights

### Lower Level- Guest Bedroom

- Custom built-in shelving
- Recessed pot lights and light feature

### Lower Level- Recreation Room

- Polished concrete floor (radiant hydronic heated floors)
- Deep windows for additional light and shelf space
- Large open floor plan
- Recessed pot lights
- Sound insulation installed
- Custom built-in shelves

### Lower Level- Bathroom

- Polished concrete floor (radiant heated floors) with Loire Rullato natural stone tile on walls
- Custom floating vanity and built in storage closet by Downsview
- Kitchen and LED light fixture
- Wall hung Duravit toilet
- Shower system (Kohler) and quiet exhaust fan
- Recessed spotlights
- Sound insulation installed 3 piece washroom

### Lower Level- Mechanical Room

- Home mechanical systems organized in this room
- High Efficiency NTI boiler with 80 gallon indirect hot water storage tank - ample supply for multiple showers and baths
- Hydronic floor heating system
- Central air conditioning (two separate systems - upper floors and lower floors)
- Whole Home humidification systems (2)
- Ample Storage space