

## FIRST FLOOR

- 9 foot high ceilings
- 7.5 inch wide white oak flooring
- Pot lights throughout
- Two piece powder room
- Walk in pantry
- Custom rift-cut hickory kitchen cabinetry with dovetail handles
- Quartz counters
- Integrated coffee/appliance centre with pocket doors
- Brand new Fisher & Paykel french door fridge
- Miele diamond series dishwasher
- Samsung 36" 4800w induction cooktop with flex cooking area and virtual flame
- Bosch 800 series downdraft ventilation system (recessed)
- Kitchen Aid built in convection oven
- Panasonic steam, convection oven, built in microwave

## SECOND FLOOR

- 8 foot high ceilings
- 7.5 inch wide white oak flooring
- Skylight over stairs
- Extra large principle room with double door principle closet and built in organizer
- Spa-like bathroom with walk in rain shower, hand shower, soaker tub, and skylight
- All new tile, fixtures and quartz counters in bathroom.
- Separate laundry room with Samsung washer and dryer with steam setting and pedestals

## BASEMENT

- 7 1/2 foot high ceilings
- Separate entrance through yard
- Double closet in bedroom
- Pot lights throughout
- Full Kitchen with island
- Washer & dryer in separate room
- Extra storage space
- New separation wall
- New commercial door
- Sound and fireproofing in ceiling.
- cold room storage exclusive to main house (separate from apartment)

## EXTERIOR

- Deck off first floor leading down to lounging area with pergola
- West facing backyard oasis with low maintenance yard
- Gas BBQ hook-up
- Double car garage with laneway access
- Exterior storage room under deck

## GENERAL

- Estimated to be built in: 1999
- Extensive eco-friendly/green renovation with CARB phase 2 non-toxic, low-VOC, solvent and formaldehyde-free materials (flooring, cabinetry, paint) to ensure indoor air quality.
- Windows replaced 7 years ago still under 10 year warranty - thermal
- Roofing - asphalt shingles approximately 8 years old
- 100 Amp electrical panel