

UPGRADES



GENERAL

- Light fixtures throughout
- Front closet custom cabinetry
- Wall paper in hallway, foyer, front closet and small mudroom, powder room
- Upgraded door handles
- Solid core doors
- Custom cabinetry and sink in mudroom
- Den has Bower and Wilkins speakers in ceiling
- Category 6 wiring for TV/Audio system
- Sliding door to hide electrical panel
- Upgraded shower, vanity in master ensuite
- Reclaimed wood in master ensuite
- Upgraded wall tile in powder room
- Upgraded sink and faucet in powder room
- Upgraded baseboards
- Italian designed and made bunk beds that fold into the wall

MISCELLANEOUS

- Savant Home Automation System
- Lutron Lighting System
- Legrand Outlets
- Automated Blinds
- 2 Nest Thermostats
- 2 HVAC
- Lighting along the staircase
- No neighbours below, above or to the west
- Sound Proofing walls in master bedroom, media & great rooms
- Upgraded Light fixtures throughout, with automated lighting selections
- Built-In Night Lights with Emergency pop-out Flashlights
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GREAT ROOM

- Spectacular 21-foot ceilings
- Bower and Wilkins Speakers
- Original 100 year old brick
- Original Steal Beams
- Custom Window Bench/Seating
- Custom Fireplace (Gas) with LED switch lighting with colour selection and Book Storage
- Custom Steel and Wood Library
- Cedar Wood Ceilings
- “Old Toronto” Brick by the Fireplace, laid brick by brick
- Heated Floors
- Chandelier
- Automated Black Out blinds
- Automated Window Screens
- UV shielded windows (custom protective screen)

MASTER BEDROOM

- Solid Core Door
- Upgraded Door Handle
- Two windows with automated blinds/blackout
- Skylight with automated blinds/blackout
- Original 100 year old brick wall
- Upgraded custom wall paper
- 2 Bower and Wilkins in-ceiling speaker
- Category 6 wiring
- Heated floors in walk-in closet and ensuite washroom
- Fully custom, Italian made and Italian designed (Shipped from Milan Italy), closets with Custom Lighting
- Double solid core doors to closet with upgraded handles
- Sliding Pocket door to Ensuite
- Heated Floors
- Upgraded floor tiles, wall tiles and shower tiles
- Custom linen shelves
- Double Vanity with massive sink area
- Skylight for natural light
- Private toilet room with own sink
- Two Bower and Wilkins in-ceiling speakers With Built-In iPad
- Massive 10-Person Shower with Bench, dual 14” rain shower heads, body jets and hand held
- Large Bench in ensuite
- Stand-Alone High End Tub

DINING ROOM

- 35 foot opening to skylight
- Velux Skylight opens electronically and also has blinds to reduce light as needed
- Skylight has rain sensor that automatically closes when there is rain
- 11 ft Custom Wine Room with Wood, Glass, Steel and Custom Lighting, Mirror on Ceiling, Temperature Controlled.
- Holds 800 Bottles, With Champagne Feature Wall
- Temperature Controlled Water Cooling Unit
- Lutron Dimmer Lights Switches
- Dining table seating up to 16 individuals

TERRACE

- Custom Brazilian Ipe decking and Shower frame
- Outdoor Shower
- BullFrog Hot Tub
- Cold and Hot Water Lines
- Floor and Fence Lighting
- Gas line for Central Fire Pit
- Restoration Hardware Furniture
- Marine Grade Umbrella and Stand
- Bower and Wilkins All Season Outdoor Speakers
- Category 6 wiring
- Largest Weber BBQ for Residential - Gas Line

GUEST BEDROOM

- Built-in Italian designed, made imported Sofa and transforms into Queen Bed with storage
- Category 6 wiring for TV and speakers
- Custom Closet Cabinetry (walk-in) with Stacked (Largest Residential size possible) Samsung Washer and Dryer
- Two Floor to Ceiling Windows overlooking Great Room
- Ensuite - Upgraded Wall and Floor Tiling
- Upgraded Vanity
- Upgraded tiles in shower with bench
- Linen shelves
- Reclaimed Wood Wall

2ND FLOOR LANDING

- Original 100 year old brick
- Landing large enough to have small console with two chairs for seating and carpet
- Overlooks the Dining area below, open above to skylight and terrace windows

THIRD FLOOR KITCHEN

- Upgraded Ceramic Floors
- Custom Kitchen cabinetry and Storage
- Under cabinet lighting
- Original 100 Year Old Brick
- Sink with water purifier built-in
- Water purified hard line into fridge for ice and water
- Bower and Wilkins in-ceiling speaker
- Blackout Automated Blinds
- Kitchen-Aid French Door Refrigerator with Drawer Freezer
- Kitchen-Aid Dishwasher
- Panasonic Microwave

KITCHEN

- Top of the line Gaggenau Appliances
- Steam Oven - Direct Water Connection
- Convection Oven
- Warming Drawer
- Gas Cooking area
- Induction Full Surface area cooking
- Refrigerator (Built-in)
- Freezer (Built-in)
- Dishwasher (Built -in)
- Oversized Wolf Hood - Covered with custom cabinets
- Panasonic Microwave
- Filtered Drinking Water System
- Upgraded Cabinets
- Lots of Storage in Island with upgraded drawer system
- Custom Cabinetry in Pantry
- Upgraded outlets and light switches
- Custom made Island Pendant lights made of boat parts
- Bower Wilkin Speakers in Ceiling
- Custom Spectacular Italian Stone Backsplash imports from Italy
- Corrian Countertops
- Custom Island with Extensive Storage

MEDIA ROOM

- Category 6 wiring for SubWoofers
- Auxiliary TV and Speakers
- Bower and Wilkins in-ceiling speakers
- Built-in custom storage unit

STAIRWAY

- Upgraded Open Stairs
- LED light illumination
- Stairs of Wood, Glass, and Steel
- First Floor under stairs houses AV Closet to hide all the AV gear

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