

Upgrade Notes From The Seller

Over \$200K worth of upgrades

Stairwell:

- Opened space to allow more natural light
- Replaced original carpeted, closed stairwell with open concept Beech wood steps and landing including open risers on the upper flight
- Half wall replaced by glass and metal banister with wooden hand hold
- Added step lights (LED) and multi-head spotlight for art

Front Hall:

- Increased storage and closet space - a mixture of PAX units & HandWerk custom Wengewood millwork
- Moved electrical panel to allow for additional closet and shelving space
- Removed walls (taken back to studs and concrete pier exposed) to allow for custom-built hall unit (HandWerk custom Wengewood millwork)
- Four large storage drawers custom-built under stairs in different sizes to take full advantage of available space
- Light fixture changed and made dimmable
- Floors changed throughout the first floor – ebonized vinyl wood flooring

Living / Dining Room:

- Storage increased by adding built-in wall cabinet to house T.V., books, filing and office supplies (Valcucine Italia – Wenge wood, gloss lacquer cabinet fronts and aluminum top)
- Removed wall and door from space allocated to den as in original plans and took walls back to studs, exposing the concrete pier
- Wrapped the small wall under windows in the same HandWerk custom Wengewood millwork
- New lighting systems added
 - Dimmable Lightolier Multiset switches
 - Tech track lighting system, with 18 spot and pendant fixtures

Kitchen:

- Customized cabinetry HandWerk custom millwork in Wenge wood and matt lacquer - floor to ceiling - built over two walls - walls taken back to studs to allow for the capture of space behind existing walls ()
- Decorative open cabinet added for display (HandWerk custom millwork in matt lacquer)
- All appliances replaced – Bosch stove, dishwasher, Thermador frenchdoor fridge with built-in ice maker, built-in Miele Espresso Coffee Machine
- Added LED under counter lighting
- Caesar stone counters and double country-size sink added, black mirrors tile backsplash
- Added Hose bib under sink

Primary bedroom:

- Customized Walk-in closet (Valcucine Italia - Tanganika wood)
- Added Two built-in armoires Luxor Wardrobe (Valcucine Italia - Cherry and Tanganika woods)
- Added Low wall table (Valcucine Italia - Cherry wood) with three storage drawers
- Added Single vitrine cabinet Luxor Wall Unit (Valcucine Italia - Cherry wood)
- The above components are modular so could be re-arranged to allow for bed on opposite side of the room
- Kahrs hardwood flooring, Beech Cambridge 3-strip
- Single sliding barn door (Valcucine Italia in matt lacquer)
- Added glass-panelled full-ceiling height door

Primary Ensuite:

- Caesarstone counters; wood paneling and customized vanity with 4 storage drawers (millwork by Cabinet Tree Woodworks), Porcelain and Glass Mosaic Tile
- Double shower stall with three shower heads, 2 rain heads and one regular
- Low flow compact toilet (Kohler)
- Built-in medicine cabinet
- Mirror panels
- Raised ceiling
- Increased pots and added spots, all lights on dimmers

Upstairs hall:

- Hardwood floor – replaced carpeting (Kahrs hardwood, Beech Cambridge 3-strip)
- Added Spot lights on dimmers

Second bedroom:

- Added multi-unit closet system (PAX Ikea with custom millwork by Cabinet Tree Woodworks)
- Added customized cupboard and storage space to supplement dual storage cabinets (custom millwork by Cabinet Tree Woodworks)
- Kahrs hardwood flooring, Beech Cambridge 3-strip
- Added glass panelled full-ceiling height door

Made space multi-functional:

- Added queen-size revolving Compatto Italia wall-bed/bookcase, no need to remove the books to bring down the bed.
- Added floor-to-ceiling mirrored office cabinet (custom millwork by Cabinet Tree Woodworks)

Main bathroom:

- Installed oversized bubble tub (Alcove Fiscus 66" Soaker Baine-Air System)
- Installed Low flow compact toilet (Kohler), Added glass panelled full-ceiling height door
- Added custom built-in storage cabinets and vanity (IKEA with custom millwork by Cabinet Tree Woodworks)
- Installed Mirror panels, porcelain and glass mosaic tile work
- Raised ceiling and upgrading lighting – all dimmable
- Expanded Laundry to fit full-sized stackable LG washer dryer behind roller appliance garage door (Richelieu Hardware)