

242 ROBERT STREET

MAIN FLOOR

FOYER:	Oversized double closet with full hanger depth Plaster crown molding and plinth archway Black marble hex mosaic tile
LIVING ROOM:	Floor to ceiling bay window Plaster crown molding Custom blinds Halogen pot lights Built-in wall unit with open shelving and storage Built-in speakers Gas fireplace Reclaimed pine and hemlock barnboard flooring
DINING ROOM:	Plaster crown molding & medallion Halogen pot lights Reclaimed pine and hemlock barnboard flooring
POWDER ROOM:	Cabano vanity with Riobel faucet Toto dual flush toilet Wallpaper featured Attached mirror above vanity
KITCHEN:	Four burner gas range by Dacor Double dishwasher drawers by Fisher & Paykel Stainless steel 50-bottle dual zone wine fridge Stainless steel built-in microwave by Panasonic Stainless steel exhaust hood by Falmec Stainless steel fridge/freezer by Electrolux Nine-foot centre island with breakfast bar Caesarstone countertops Double undermounted stainless steel sink Built-in speakers Calacatta tile backsplash Undermounted lighting Walk-out to garden Wallpaper feature wall Hanging light fixture above island Halogen pot lights Reclaimed pine and hemlock barnboard flooring

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SECOND FLOOR

LANDING:	Eight-foot skylight feature Sixteen-foot ceiling heights Halogen pot lights Reclaimed pine and hemlock barnboard flooring
MASTER BEDROOM:	Built-in speakers Bay window Custom blinds Flush-mount light fixture Halogen pot lights Reclaimed pine and hemlock barnboard flooring
MASTER ENSUITE:	Pocket door entry Double-vanity with caesarstone countertop, undermounted sinks and storage below Oversized glass-encased shower with rain shower head and separate hand-held Blue limestone mosaic flooring in shower Built-in niche and oriental white marble tile surround Two pendant lights above vanity Dual flush Toto toilet Heated blue limestone flooring
DRESSING ROOM:	Completely customized dressing room Halogen pot lights East and West facing windows Reclaimed pine and hemlock barnboard flooring
SECOND BEDROOM:	Eight-foot entry door with transom window Thirteen-foot ceiling heights Exposed brick feature Oversized eight-foot sliding door walk-out Custom drapes and rod West facing terrace Reclaimed pine and hemlock barnboard flooring

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THIRD BEDROOM:

Built-in speakers
Built-in shelving, desk top and storage
West facing window
Halogen pot lights
Reclaimed pine and hemlock barnboard flooring

BATHROOM:

Eight-foot entry door with transom window
Full-sized tub with ceramic tile surround and built-in niche
Double shower head feature
Attached vanity with storage below
Dual flush Toto toilet
Attached mirror
Hanging fixture above mirror
Halogen pot lights
Attached shelves above toilet
Blue limestone tile flooring

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LOWER LEVEL

WET BAR:	Recently excavated and underpinned Custom solid core wood built ins Blackened steel drawers and Buster ; Punch hardware Cavavin 300-bottle built-in wine fridge; Leibherr built-in beverage fridge Undermounted sink with marble slab countertop and backsplash Built-in wall speakers Conceiled entry to furnace room with light sensors Polished concrete flooring
RECREATION ROOM:	Built-in speakers Custom cabinetry Two attached light fixtures Halogen pot lights Polished concrete flooring
LAUNDRY:	Pocket floor entry Solidcore oak built-in wooden cabinetry Halogen pot lights Deep undermounted laundry sink Grone chrome faucet Caesarstone countertops Fixed-far clithing drying rack Front loading washer/dryer by Whirlpool Tile backsplash Polished concrete flooring
BATHROOM & SAUNA:	Built-in speakers Custom vanity with waterworks wash board Floor to ceiling marble shower/wet room with ajax marble surround Toto dual flush toilet Halogen pot lights Dual glass door entry Custom cedar bench and surround Tylo sauna heater

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EXTERIOR

FRONT:

Garden exclusively perennials (Boxwood, Hostas, Hydrangeas, English Ivy, Euonymus)
Exterior overhead lighting on timers
Limestone walkway

REAR:

Wall mounted speakers
Natural gas barbecue line and separate cooking area
Cedar deck with hinged door access to basement
Limestone patio with poured concrete bench seating
Laneway access and two car width parking
Exterior landscape lighting on timers

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ADDITIONAL INFO

UPDATES/NOTABLES:

Upper level renovated by Palmerston Design
Basement renovation by Mazen Studio
Full structural/plumbing/electrical rebuild (2012)
Sonos audio system connected to hardwired in wall speakers (2012 & 2018)
Forced air natural gas furnace & A/C (2012)
Steam humidifier (2018)
Ecobee smart phone enabled thermostat (2018)
Central vacuum system (2012)
200 amp panel (2012)
New caves; downspouts (2012)
New asphalt shingle roof (2013)
Featured in Design Bureau magazine (2013)
Excavated; underpinned basement (2018)
Sump pump, weeping tile system and sewage ejector (2018)

LOT SIZE:

16.33 X 97.5 feet

LEGAL DESCRIPTION:

PLAN D10 PT LOT 34

PARKING:

Two car parking at rear via lane

INCLUSIONS:

Existing appliances including Dacor gas range, Fisher & Paykell double drawer dishwasher, Electrolux fridge, wine fridge in kitchen, Falmec hood fan, Cavavin wine fridge in lower level, Leibherr beverage fridge in lower level, Whirlpool washer and dryer. All electrical light fixtures (except those excluded), all interior and exterior built-in speakers, Ecobee thermostat, central vacuum and equipment, Tylo heater in sauna, all window coverings, all built-ins. Gas burner and equipment, central air conditioning unit, sump pump, sewage ejector. Television wall mount in basement.

EXCLUSIONS:

All hanging artwork and decorative mirrors. Television lower level. Sonos audio systems in basement. Hanging mirror in master ensuite bathroom above vanity. Hanging light fixture in main floor front foyer. Ceiling light fixture in master bedroom. Light fixture in basement bathroom.

RENTAL:

Hot water tank

POSSESSION:

30 days / TBD

TAXES:

\$7,076.43 / 2019

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floor plans