

## 106 Edwin Ave – Property Descriptions

### Exterior

#### Front

Covered porch overlooking low-maintenance garden (with a wonderful variety of perennial shrubbery). Walkway lined with cedar hedges. Brick exterior. Asphalt shingle roof. Newer flat roof sections.

#### Back

Fully fenced (extra high fence), private backyard with west-facing deck – perfect for summer BBQs! Low-maintenance yard. Large storage/garden shed. Gate to parking area (1 laneway access parking pad).

### Interior – Main Level

*All renovations to main floor completed 2017*

#### Foyer

Entrance door (with multi-lite glass insert) & transom window above. Built-in shoe cabinets, flush-mount light fixture, entrance doors to units.

#### Living Room

Solid Oak Hardwood floors, oversized baseboards and trim, west-facing window, wood feature wall, flush-mount light fixture. New ductless Air conditioning unit, dimmer switches.

#### Dining Room

Solid Oak Hardwood floors, oversized baseboards and trim, 2 newer windows, pendant light.

#### Kitchen

An epicure's delight! Modern cabinetry with storage galore! Granite countertop, brick-pattern tile backsplash, basin sink with gooseneck faucet/spray nozzle, GE stainless steel gas Profile cooktop/stove, stainless steel exhaust fan, stainless steel fridge, Fisher Paykel apartment sized stainless steel dishwasher (pull-out drawer), pot-lights, double French door walk-out to deck, heated floors w/thermostat, dimmer switch.

#### Bedroom

Solid oak Hardwood floors, oversized baseboards and trim, closet with built-ins, large New window with secondary transom window above, fan/light fixture with remote, dimmer switch.

#### Bathroom

Spa-like bathroom with frameless glass shower (full-height tile surround, mosaic tile floor, modern chrome hardware/shower-head), modern vanity with basin sink & modern chrome faucet, automatic flush toilet, new recessed window, pot-lights, ceiling fan, heated floors w /thermostat, silent fan and dimmer switch.

## Lower level

### Recreation room

Large room perfect for multiple purposes. Pot-lights, storage closet. Access to electrical panel.

### Laundry Room/2-pce washroom *(renos completed 2017)*

Full-size washer dryer, pot-lights, tile floor, modern vanity, toilet, exhaust fan.

### Utility Room

Boiler, hot water tank, storage area, electrical sub-panel, window.

## Second level

*Upgrades to the 2<sup>nd</sup> and 3<sup>rd</sup> floor completed 2016/17*

### Landing

Ornate wooden balustrade, modern broadloom flooring, flush-mount light.

### Laundry closet

Maytag Stacked washer/dryer.

### Kitchen

Bright white kitchen with stainless steel fridge, stainless steel stove, Fisher Paykel stainless steel built-in dishwasher (with pull-out drawer), stainless steel sink. Built-in breakfast bar. French door (multi-lite) walk-out to west facing balcony!

### Bathroom

Full Bath tub with shower, modern vanity with basin sink and cabinet & modern chrome faucet, toilet, ceiling fan, ceramic tiled floors

### Bedroom

Modern broadloom flooring. West facing window with window A/C, flush-mount light fixture.

### Living Room

Solid oak hardwood floors. 2 windows, closet, flush-mount light fixture.

## Third Level

*Upgrades to the 2<sup>nd</sup> and 3<sup>rd</sup> floor completed 2016/17*

### Bedroom

Vaulted ceiling, modern broadloom flooring, Light fixture 2 windows with window A/C