

18A ALGOMA STREET – PROPERTY DESCRIPTIONS

Custom built in 2014

EXTERIOR

Front

Brick exterior with stone cast window/door surround; tree and perennial garden with armour stones; interlocking brick walkway; private driveway (asphalt); front porch with brick and wooden columns/architrave; black metal railings; exterior wall lantern light fixtures; single car garage (with automatic garage door opener).

Back

Fully fenced yard; garden shed; elevated wooden deck with BBQ gas line; exterior wall lantern light fixture; 2 walk-outs to backyard (sliding glass door from main level & walk-up from lower level).

INTERIOR

Main floor ceiling height 11' and 8' 2"

Foyer

Front door with transom & side window; crown moulding; oversized tiled floor & hardwood floor; oversized baseboards and trim; built-in shelves/coat rack; solid wood staircase/balustrade; chandelier; double coat closet.

2-piece washroom

Crown moulding; vanity (with quartz countertop, under-mounted sink, chrome faucet, shaker style cabinet); toilet; oversized tiled floor; oversized baseboards and trim; chandelier style vanity light; built in mirror.

Living Room

Hardwood floor; oversized baseboards and trim; crown moulding; LED pot-lights; oversized window (overlooking park); custom sheer/shade window coverings; custom built-in bar (with waterfall edge quartz countertop, built-in beverage fridge, wine rack, drawers/cabinets); recessed display shelves with accent lighting; custom built barn door.

Kitchen

Wooden cabinets (shaker style, white, crown moulding, tall uppers, custom detailing over window); quartz countertops; double under-mounted sink with gooseneck faucet; window over sink; centre island (seating for 3, dark stain, electrical outlet, stainless steel microwave, drawers/storage cabinets); Frigidaire Gallery gas stove; Frigidaire Gallery side-by-side fridge with pull out freezer and water/ice dispenser; Frigidaire Gallery stainless steel dishwasher; hardwood floor; glass tile and stone backsplash; crown



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moulding; LED pot-lights; 2 pendant lights over centre island; custom sheer/shade window coverings; Hardwood floor; oversized baseboards and trim.

Dining area

Hardwood floor; oversized baseboards and trim; LED pot-lights; crystal chandelier; double French door walkout to deck; transom window; custom sheer/shade window coverings.

Family room

Hardwood floor; oversized baseboards and trim; LED pot-lights.

Landing

Hardwood floor; oversized baseboards and trim; LED pot-lights; skylight.

4-piece bathroom

Frames glass shower (with mosaic tile floor and full height stone tile surround; LED pot-light, chrome hardware/shower head); vanity (with quartz countertop, under-mounted sink, chrome faucet, shaker style doors); chandelier style vanity light; built in mirror; one piece toilet; shaker tub; window; stone tile floor.

Master Bedroom (8' 11" ceiling height)

Hardwood floor; oversized baseboards and trim; LED pot-lights; coffered ceiling; chandelier; 4 windows; walk-in closet with built ins.

5-piece en-suite

Double vanity (with quartz countertop and 2 under mounted sinks, chrome faucets); chrome vanity light; 2 built-in mirrors; one-piece toilet; stone tiled floor; frameless glass shower (with mosaic tile floor, full height stone tile surround, adjustable and fixed shower heads, LED pot-light); soaker tub with full height stone tile surround; skylight.

2nd bedroom

Hardwood floor; oversized baseboards and trim; coffered ceiling; flush mount light; window; double closet with built-ins.

3rd bedroom

Hardwood floor; oversized baseboards and trim; coffered ceiling; flush mount light; window; double closet with built-ins.

LOWER LEVEL

9' ceiling height in lowest level

Landing

Oversized tile floor; oversized baseboards and trim; flush mount light; access to garage.



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Cold cellar

Built in shelving. Ample storage space.

Lower landing

Tile and broadloom flooring; storage closet and crawl space access.

HVAC Room

Tiled flooring; laundry basin; Kenmore front-load washer/dryer; instant hot water heater (rental); hi-efficiency furnace; HRV.

3-piece washroom

Frameless glass shower (with mosaic marble floor, chrome hardware/shower head); vanity (with quartz countertop and under mounted sink, chrome faucet); vanity light; built in mirror; toilet; oversized baseboards and trim.

Recreation room

Broadloom flooring; oversized baseboards and trim; flush mount lighting open concept; French door walk-up to backyard.

Additional items

Hard-wired for alarm system



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