

Features List 18 Belvale Avenue

Transitional Modern Masterpiece
Coveted Kingsway Community
Custom Bespoke Residence
4,500+ sq ft Finished Space
Exquisitely Finished and Detailed

Foyer & Hallway

- Fiberglass oversized front door with lead glass insert
- 6" engineered White Oak hardwood flooring
- 2 hall closets (shoes & clothes)
- Chandelier & LED pot lighting
- Applied & crown mouldings
- Taller Premium baseboards
- Rough in for Alarm system

Powder Room

- Custom vanity with Quartz countertop & **Kohler** sink
- **Kohler** toilet
- Heated Marble flooring
- Wall sconce & light fixture
- Taller Premium baseboards
- Quiet Exhaust fan

Living Room

- 6" engineered White Oak hardwood flooring
- Gas fireplace with pre-cast Stone mantel
- Wall to wall windows overlooks front yard
- LED pot lighting
- Crown mouldings & tall baseboards
- **Potential Den/Office room also**

Dining room

- 6" engineered White Oak hardwood flooring
- Marble feature wall with wine storage
- Large window
- LED pot lighting & Chandelier
- Coffered ceiling with cove accent lighting
- Crown mouldings & taller Premium baseboards
- Built-in ceiling speakers

Butler's Pantry

- 6" engineered White Oak hardwood flooring
- White Quartz countertops
- Jennair built-in Dishwasher
- Jennair Wine cooler
- Stainless steel Sharp Convection Oven/Microwave
- Pantry
- Upper & Lower cabinets
- LED pot lighting
- Crown mouldings & taller Premium baseboards

Kitchen

- Kitchen custom designed by Florentine Kitchens
- 6" engineered White Oak hardwood flooring
- Large window overlooking backyard
- Double French door walk-out to 2 tiered deck/patio & fenced yard
- Large Waterfall Quartz Center Island with Breakfast Counter
- Large oversize single basin sink with Voght fixtures & pendant lighting
- Premium Quartz countertops & backsplash
- Wolf 5 Burner Professional range
- Wolf Exhaust Vent
- Stainless steel Jennair Double Oven
- Jennair Side by Side Fridge/Freezer with custom panels
- Jennair Built-in Dishwasher with custom panels
- Stainless steel Sharp Microwave
- Built-in ceiling speakers
- Crown mouldings & taller Premium baseboards

Family Room

- 6" engineered White Oak hardwood flooring
- Linear Gas fireplace with Porcelain floor to ceiling surround
- Large picture window overlooking backyard
- Built-in ceiling speakers
- LED pot lighting & Chandelier
- Crown moulding & taller Premium baseboards

Ground floor to Second Level Landing

- Floating White Oak staircase & hand rail, custom wrought iron pickets
- Skylight over staircase
- Linen closet
- LED pot lighting

- Applied & crown mouldings

Master Bedroom

- 6" engineered White Oak hardwood flooring
- Double door entry
- Custom designed wood & glass walk-in dressing area
- Large picture window overlooking backyard
- Coffered & cathedral ceiling
- Crown mouldings & tall baseboards
- LED pot lighting & light fixtures
- 10'5" ceilings

Ensuite

- His & Hers custom vanity with Quartz countertops, **Kohler** sinks, & built-in makeup table
- **Kohler** toilet
- 3 large custom mirrors
- Neptune Oval bathtub with hand held
- Frameless glass oversized shower stall with Rainforest shower head & hand held
- Heated Cross cut Escarpment Marble stone flooring & surround
- LED pot lighting, wall sconces & chandelier
- Riobel faucets (vanity, shower & tub)
- Crown mouldings & taller Premium baseboards
- Exhaust fan

Second Bedroom

- 6" engineered White Oak hardwood flooring
- Large window
- Double closet
- Crown mouldings & tall baseboards
- Coffered cathedral ceiling
- LED pot lighting & light fixture
- 10'5" ceilings

Ensuite

- Single custom vanity with Quartz countertop & **Riobel** faucet
- **Kohler** toilet
- Bathtub with **Riobel** faucet
- Heated Porcelain flooring
- Wall sconces & LED pot lighting
- Skylights
- Exhaust fan

Third Bedroom

- 6" engineered White Oak hardwood flooring
- Window overlooking front yard
- Coffered cathedral ceiling
- Crown mouldings & tall baseboards
- LED pot lighting & light fixture
- Double closet
- 10'5" ceilings

Semi Ensuite

- Custom double vanity with Quartz countertop
- **Kohler** toilet
- Separate water closet with glass door
- Enclosed shower with ceiling showerhead & hand held **Riobel** faucets
- Heated Porcelain flooring
- Custom suspended mirrors
- Large window
- Tall baseboards
- Exhaust fan

Fourth Bedroom

- 6" engineered White Oak hardwood flooring
- Window overlooking front yard
- Coffered cathedral ceiling
- Crown mouldings & tall baseboards
- LED pot lighting & light fixture
- 9' ceilings

Laundry Room

- Heated ceramic tile flooring & backsplash
- Upper & lower cabinets
- LED pot lighting
- Skylights
- **Whirlpool** front load Washer & Dryer
- Quartz countertop with single sink

Mud Room

- Heated Porcelain flooring
- Side door
- Built-in bench with upper & lower storage
- 12'6" ceilings

Ground Floor to Lower Level

- White Oak staircase & hand rail with custom wrought iron pickets
- LED pot lighting

Hallway

- Under stair storage
- 6" engineered White Oak hardwood flooring
- LED pot lighting
- Double closet
- Rough-in for 2nd Laundry room
- Home Automation equipment

Recreation Room

- 6" engineered White Oak hardwood flooring
- Wet bar with Quartz countertop, single sink & lower cabinets & upper shelves
- **Marvel** wine cooler
- Custom built-in wine storage & cabinetry
- Gaming area
- LED pot & valance lighting
- Built-in ceiling speakers
- Custom built-in entertainment unit
- Huge oversized above grade windows

Nanny/Fifth Bedroom

- 6" engineered White Oak hardwood flooring
- Single closet
- Above grade window
- Bathroom
- Custom large vanity with Quartz countertop
- **Kohler** toilet
- Frameless Oversized glass shower stall with shower head & hand held
- Heated Porcelain flooring
- LED pot lighting & wall sconce
- Window
- Exhaust fan

Furnace Room

- **York** High Efficiency furnace
- **General Air** Humidifier
- **Electro Air** electric air cleaner

- HRV
- Hot Water Tank (rental)
- 200 AMP service with circuit breakers

Additional Information

- **HSK** Design Architects
- Brick & Stucco exterior
- Flagstone porch, steps & landing
- Sprayed foam construction for insulation
- Single garage with the height for a car lift
- Pressure treated cedar deck & fence
- Stone patio at ground level of the 2 tiered deck
- Central vacuum & air conditioning
- White Oak staircase & hand rail with custom wrought iron pickets
- Whole Home Smart Automation system with I pads control for built-in speakers, internet, TV's & the lights are all wired with Cat5
- LED pot lighting throughout house
- Radiant floor heating system in lower level
- Upper level tiled flooring have electrical heating system
- In-ground irrigation system
- 6" engineered White Oak hardwood flooring on all 3 levels
- 8' solid core doors on main & second levels
- Rough-in for Alarm

Inclusions

- **Kitchen: Wolf** 5 Burner Professional range & Exhaust, Stainless steel **Jennair** Double Oven , **Jennair** Side by Side Fridge/Freezer with custom panels , **Jennair** Built-in Dishwasher with custom panels, Stainless steel **Sharp** Microwave
- **Butler's Pantry: Jennair** built-in Dishwasher & wine cooler, Stainless steel **Sharp** Convection Oven/Microwave
- **Lower Level: Marvel** wine cooler
- **Whirlpool** front load Washer & Dryer
- All electric light fixtures
- All window coverings
- Automatic garage door openers & remotes

Area Schools

- **Public:** Lambton-Kingsway JMS, Etobicoke CI
- **Catholic:** Our Lady of Sorrows, Our Lady of Peace (French Immersion)
- **Private:** Kingsway College