

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

Features List

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 Ipads 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