

## 1722 LEE AVENUE – FEATURE SHEET

2006 to current Improvements

### **Structural:**

- New re-enforced concrete foundation and ground level floor
- New 2"x 6" lower walls bolted to foundation
- New main support beams engineered to support roof and floor structure installed, along with corresponding supports and foundation grade beam
- Kitchen and bathroom floors structurally reinforced for installation of tile flooring
- Original lath and plaster removed from walls and ceilings
- R20 insulation in lower exterior walls
- R14 insulation in upper exterior walls
- R20 safe and sound insulation between floors
- R40 insulation in attic
- Drywall installed on walls and ceilings, including 5/8" on ceiling of lower level
- Two car garage with storage loft, insulated walls and partially insulated ceiling
- 40 year fiberglass shingle roof on house and garage
- Restoration of original double hung wood windows by Bob Crouse
- Wood frame storm windows installed on South and East side windows by Vintage Woodworks
- Original stained glass windows removed and restored by Aaron Grayson & re-installed. (Stained glass window off back deck was newly made by Aaron)
- *Loewen* double-glazed wood frame (fir) windows on lower level
- Front porch restored with reclaimed 1.25" edge grain fir flooring
- New solid edge grain fir exterior doors with double glazed windows
- Covered rear verandah with coffered ceiling and slate tile deck surface over waterproof membrane
- New cedar shingles on South and West sides, and lower half of North and East sides; stained both sides prior to installation. Original cedar shingles on remainder

### **Mechanical/Plumbing/Electrical:**

- Original plumbing and electrical stripped out
- New 3/4" copper water service from property line and new copper water pipe throughout
- New 4" ABS sewer main pipe (with RV waste connection in driveway) to property line and new ABS drain piping throughout
- New 4" PVC Storm water main to property line with new dual pipe PVC storm water and perimeter drain system
- Built in vacuum system
- Natural gas on-demand tankless hot water heater
- Natural gas fireplace
- 60KW Electric forced air furnace and new ducts, utilizing original restored vintage wall vents on both levels

- Low flow toilets
- *BainUltra ThermoMasseuer* heated air jet bathtub
- Heated marble floor in lower level bathroom
- New 200 amp electrical service and main breaker panel with separate 60 amp sub-panels for garage and kitchen
- 40 amp Level 2 electric vehicle charger outlet in house garage
- New wiring, boxes, outlets, switches throughout
- *Lutron* dimmers, *Decora* receptacles & screwless trim plates throughout (except workshop)
- Numerous vintage light fixtures installed on both levels (restored or re-wired)
- *Flos "Fuschia 3"* kitchen island light
- 3" pot lights with LED bulbs in kitchen
- Cat5e & Cat6 network cabling throughout main floor
- Dual RG6 coaxial cabling throughout main floor
- Built in ceiling speakers (6 pairs) with wall mounted volume controls
- *Yamaha* power amplifier, *Leviton* speaker matching module and 14 gauge speaker wiring installed for distributed audio system
- Surround sound speaker wiring (14 gauge) installed in lower level family room and South bedroom

#### **Finishing:**

- Original main floor interior solid fir trim removed, stripped, refinished and re-installed
- Solid wood used for all trim to replicate original finishing throughout
- Restored original oak fireplace surround/mantle piece with English porcelain tile
- Original fir floors sanded and refinished
- New insulated cork flooring on lower level
- *Farrow & Ball* and *Benjamin Moore* paints used throughout inside
- Exterior shingles painted with *Sikkens Rubol* Siding finish
- Original exterior trim stripped and re-finished using industrial oil-base paint (new trim on lowel level and rear verandah)
- Built-in wall-safe in closet of TV room

#### **Kitchen:**

- Solid cherry kitchen cabinet doors, drawer fronts and end panels with cherry veneered birch plywood custom cabinets
- *Blum* stainless steel soft close kitchen drawers
- "*Twister*" rotating corner shelves in upper corner cabinet and "*LeMans*" pull out shelves in lower corner cabinet
- Built in *Kitchen Aid Stand Mixer* pull-out
- Granite counter tops in kitchen
- Solid cherry kitchen island counter top
- Porcelain tile floor

## Landscaping

- Designed by *Jonathan Craggs Garden Design*
- The rear garden features Spanish Laurel, Quince trees, “Annabelle” Hydrangea bushes, and Boxwood hedging surrounding a private courtyard with a large water feature in the center.
- 2 ½ foot deep water-feature is constructed of reinforced waterproof (*Xypex*) coloured concrete with large granite boulder drilled for water fountain. Includes high volume pump, particulate and UV filtration systems
- 2 coloured concrete vegetable garden boxes (4-5 feet deep)
- Interlocking concrete brick driveway with ornamental Thyme planted in the center
- Mature Cedar hedging on north & south sides of property with Yew hedge along front border
- Programmable irrigation system