

FEATURES LIST:

268 Bain Ave, Toronto

KITCHEN:

- Custom Built-In Solid Wood Cabinets & Garbage and Recycling Bins
- Book matched Brooklyn Wave Quartz Water Fall Island
- Book matched Brooklyn Wave Quartz Backsplash
- 30" Bosco Stainless Steel Sink
- 42" Jenn Air Panelled, Double Door Built-In Fridge & Freezer
- 30" Kitchen Air Panelled Built-In Dishwasher
- 30" Jenn Air Built-In Stove
- 30" Jenn Air Built-in Microwave
- 36" Jenn Air Gas Range
- 36" Jenn Air Built-In Industrial Hood Range
- Includes Pendent Lighting, Undermount LED Strip and LED Pot Lights

DINING ROOM/LIVING ROOM:

- Custom Trimmed Featured Wall
- 42 Inch Linear Electric Fire Place With Designer Book matched Floor to Ceiling Panda Marble Slabs
- LED Pot Lights
- Modern Tinted Black Light Fixture
- Built-in Speakers
- Steel Mono Stringer Stairs With Oak 2.5 Inch Threads
- Glass Wall With Custom Black Frame and Modern Hand Railing

POWDER ROOM:

- Marble Chevron Tile Accent Wall
- Honed Marble Floors
- Custom Solid Wood Vanity
- Custom Quartz Wrapped Countertop With Integrated Sink
- Wall Mounted Plumbing Fixture
- LED Scone
- Custom Mirror

MUD ROOM:

- Custom Barn board Walls with Composite Flooring
- Coat Hangers
- LED Potlights

BALCONY:

- New Concrete Slab
- Glass Railings
- Composite Deck Tile
- BBQ Gas Line

LAUNDRY ROOM:

- Solid Wood Built-In Cabinets
- Full Size Stainless Steel Whirlpool Washer & Dryer
- Pure White Quartz Countertop
- Integrated Stainless Steel Sink
- Hexagon Black and White tiles

MASTER BEDROOM & ENSUITE:

- Walk-In Closet With Built-In Cabinetry
- Built-in Speakers
- Oversized Standalone Glass Shower With Book matched Statuario Porcelain Feature Wall With Octagon Marble Mosaic Floor Tiles
- Large Format White Porcelain Tiles
- Standalone Modern Soaker Tub
- Custom Built Solid Wood Double Vanity
- Statuario Quartz Countertop With Double Under Mounted Double Sinks
- Custom Back Lit LED Mirrors
- Heated Floors

BASEMENT:

- Fully Finished Basement
- Engineered White Oak Hardwood Floors
- Heated Floors
- Brand New Concrete Floor Slab
- Accent Wallpaper

- Reclaimed & Refinished Bricked Wall

OTHER BEDROOMS & WASHROOMS:

- All Washrooms Include Custom Built Solid Wood Vanities With Under Mounted Sinks And Quartz Countertops
- Marble HerringBone Tile
- Back Lit Modern Mirrors
- Solid Wood Built-in Custom Closet Organizers
- Kohler Toilets
- Riobel Shower Systems

ALL OTHER:

- 5.25” White Oak Floors Throughout
- Solid Core Shaker Doors Through out
- Custom Black Handles and Hardware
- Custom Black Hand Rails
- Glass Railings
- Pre-Wired Security System
- CAT6 Cabling Throughout
- LED Pot Lights Throughout
- Built-in Speakers (Living, Dining, Master, and Master Ensuite)
- 5 ¼ Modern Baseboards Through out
- 9 Ft Ceiling on Main; 8 Ft Ceiling Second
- New High Efficiency York Gas Furnace With Humidifier
- New High Efficiency Air Conditioning Unit
- New Tankless Water Heater
- New Roof and Eaves
- New Black Windows and Doors
- New Floor to Ceiling Sliding Back Doors
- Stucco Side and Back Wall
- Interior and Exterior Brick Restored
- Asphalt Driveway With Parking for 2 Cars
- New Porch With Designer Wood Railings and Led Pot lights
- Stoned Front Walkway With New Shrubs and 6 Ft Columnar Trees
- Modern Backyard Fence
- Stoned Backyard Interlock with Custom Modern Planter Boxes, Pea Gravel and 6 Ft Columnar Trees
- Nest Wireless Thermostat
- Custom Aria Air Vents

- Sonos Connect
- LED Exterior Modern Light Fixtures
- New Modern Black Mailbox
- New Modern Black Numbers
- New Door Bell