

Feature Sheet – 11 Alexa Close

CZ

EXTERIOR

Driveway: Resealed and Repaired in 2014
Stucco: Painted with elastomeric coating 2010
Garage Door: New Clopay Gallery (9'x7') insulated doors and openers 2014
Patio: Rundle Flagstone Patio (290 SF) landscape boulders and gardens installed 2012
Deck: Joists & Beams upgraded, cedar magnum decking (1100 SF) & new stairs 2015 Refinished 2018
Coach Lighting: Replaced in 2013.

INTERIOR

All poly B plumbing replaced with PEX (only one 15' poly run in basement to exterior left)
All hardwood on main floor replaced
Shutters installed on east and south facing windows
All chandeliers (ensuite, foyer, dining room, kitchen & nook, den) replaced 2014
All electrical work (wiring and receptacles) updated to new electrical code standards in all renovations
All toilets replaced with water efficient models.

BASEMENT DEVELOPMENT 2010

Maple and cherry hardwood flooring, picture frame detail, cherry stairs and newel posts, coffered ceilings with accent lighting, tiffany chandelier
Bar and Wine Room: granite bar counter, rock walls, 250 bottle wine room w/ granite countertops, cherry cabinetry and wine racks, cooling system, custom cherry arched door and window, LED lighting, tiffany lighting, glass storage, slate flooring.
Exercise room: Custom maple cabinets and media cabinets, carpet
Media room: Built in cherry cabinet, NG fireplace with rock facing and cherry custom mantle, new carpet
Bedroom: Walk in closet and new window (code compliant)
Bathroom: Slate walk in shower with glass doors, vanity & sink with granite countertop, sewage lift system, build in custom cherry cabinetry
Furnace Room: new sump and sump pump installed (precautionary installation), humidifiers and humidistat, replaced two 40-gallon water heaters 2019.
Mud Room and Laundry Room: new slate floor and built in bench with storage (extended into garage)

MASTER SUITE 2012

Insulation over garage replaced with spray in foam/vapour barrier, new subfloor, hardwood
NG fireplace with rock trim and custom mantle
Cherry media cabinet installed, rock trim with cherry doors
Coffered ceiling with beams and accent LED lighting
Travertine walk in shower with steam unit, body sprays and shower controls
Custom built cabinetry in bathroom area, new plumbing fixtures
Sky light (opens)
Custom cabinetry in the walk-in closet
Custom built sliding pocket doors

UPPER LEVEL BATHROOM 2018

New tub, vanity, toilet and plumbing fixtures
New Tile floor and tile shower/tub enclosure

KITCHEN 2015

New back splash , LED under counter lighting and crown moulding lighting
Pot lights and chandelier
Custom cherry cabinetry
Kitchen island with butcher block top (free standing)
Copper handmade farmhouse sink
Granite counter tops with seating

BREAKFAST NOOK

2 new casement windows
11-foot French doors with sidelights onto deck, extended the nook by 4 feet

FAMILY ROOM

Two non-load bearing walls removed, tele-post removed and replace with a 22-foot structural micro-lam beam
Updated existing NG fireplace with new Valor Ventana series thermostatically controlled unit, 44inch wide, 12-foot rock chimney with Sapele Mahogany custom mantle, elevated hearth with 2-inch-thick natural rock
Installed custom cherry butler pantry with granite counter top, ice maker and display cases