

25 Posthill

Features & Renovations

Since buying the house in 2015 we have expended \$1.3 million in interior / exterior renovations designed by Douglas Cridland and Associates.

General

- Custom stained concrete floors throughout (except for master bed and theatre)
- 1-3/4" x 96" custom solid core wood veneer doors (matching cabinetry) throughout (except front entry) with black anodized premium Baldwin hardware, mortise latches, ball bearing 4" x 4" hinges
- Satin black Lutron duplex plugs, switches, and switch covers
- Solid wood modern profile baseboards and door casing throughout (except theatre baseboards - MDF)
- Hydronic heated floors throughout
- Custom open tread stairs with glass railings with architectural stainless-steel railings throughout
- Custom cut window film to reduce UV (in upper hallway front window)
- Hunter Douglas roller shades in various areas
- Custom glass floor in upper hallway

Exterior

- New acrylic stucco finish
- New Longboard soffit and wall panels
- New .050" anodized aluminum fascia panels and roof caps
- New exterior drains with temperature activated heat trace
- 2 exterior hose bibs

Main-Level Rear Deck

- Speakers (managed by Control4 home automation system)

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Main-Level Kitchen

- Premium appliances:
 - Wolf M Series oven
 - Wolf Warming drawer
 - Wolf induction cooktop
 - Wolf steam oven
 - Wolf ventilation hood
 - Sub-Zero 30" fridge with "push-open" feature
 - Sub-Zero 30" freezer with "push-open" feature
 - Wolf undercounter 2-drawer vegetable fridge
 - 2 Cove (made by Sub Zero / Wolf) dishwashers
 - Insinkerator garbage disposal
 - Grohe Blu filtered / carbonated water system with two gas tanks
 - 2 Galley sinks (32" and 56") with all attachments
- Custom cabinets manufactured by Downsview and installed by Empire
 - Wood veneer lowers and color matched extended uppers
 - Soft close drawers and doors
 - Hafele anodized black pulls
 - Large pantry
 - Undermount LED lighting (upper and lower)
 - Kessebohmer magic corner
 - Blum hardware throughout
 - Custom wood spice and knife drawer inserts
 - Expansive island with cabinets on both sides and room for three bar stools
- Premium quality polished granite countertops
- Custom laser cut stone and glass mosaic backsplash
- Dornbracht plumbing fixtures
 - two countertop taps
 - over stove pot filler
 - soap dispenser and spray
- Premium Sony Bravia 55" 4K TV with extendable mount for multiple angle viewing

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Main-Level Dining Area

- 2 expansive 5-panel Nana Walls with retractable split screens
- Curtains with matching black hardware
- Custom cut area rug with sewn edge
- Premium LED chandelier
- Custom made matching wood veneer and glass front wine storage featuring
 - Fully insulated
 - Starfire glass
 - 200+ bottle storage
 - Temperature controlled with a WhisperKool cooling unit (with compressor in mechanical room for quiet operation)
 - LED lighting

Main-Level Living Room

- Custom entertainment centre by Denca with upper curio cabinets (with glass doors and shelves) that house:
 - Premium Sony Bravia 85" 4K TV connected to Control 4
 - Sound system including Yamaha audio receiver, Panasonic 4K / blu-ray player, JAMO (Klipsch) speakers – 2 sub woofers, left, center and right channels
 - Panamax power management system
- Full height / width architectural window overlooking forest
- Double sided 66" fireplace with custom granite surround and custom full height matching veneer chimney frame
- 2 ceiling fans

Main-Level Powder Room

- Remodelled custom design vanity with granite countertop
- Vitraform glass sink
- Dornbracht plumbing fixtures
- Backlit oversize mirror
- Premium wallpaper
- Stone tiled wall with LaCava wall mounted toilet

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Main-Level Office

- Custom cut wool area rug with sewn edging
- Roller blinds
- Custom cut window film to reduce UV

Mid-Level Gym

- LG 43" 4K TV
- Custom wood veneer shelf
- Custom aluminum frame wall mirror
- Life Fitness G7 Functional Trainer System with adjustable bench, dumbbell rack and dumbbells, and rubber flooring (\$9,000 value)
- Custom cut window film to reduce UV

Mid-Level Laundry

- Asko pro series washer
- Asko pro series ventless dryer
- Custom cabinetry by Downsview Custom Cabinetry and installed by Empire
- Quartz countertop and metallic full height backsplash
- Dornbracht plumbing fixture
- Stainless steel deep bowl sink

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Upper-Level Master Bedroom

- Two-sided fireplace (with ensuite) with custom floor to ceiling tile / stone surround
- Premium Sony Bravia 49" 4K TV with extendable mount for multiple angles of viewing and connected to Control 4 home automation system
- Wall to wall wool carpet
- Full height curtains
- Custom wall mounted wood veneer and fabric (removable) headboard
- Ceiling fan

Upper-Level Master Bathroom Ensuite

- Custom cabinetry and valance by Downsvew Custom Cabinetry in bath and closet (with custom wood sock and tie drawer inserts)
- Premium granite countertop with 'leather' finish
- Undermount and valance LED lighting
- Oversized spa shower featuring Starefire glass, Dornbracht Supernova fixtures (rain head, shower head, waterfall and wand) and accessories
- Amerec steam system with internal and external controls
- Dornbracht plumbing fixtures
- Two Waterworks sinks
- Waterworks bath with Dornbracht plumbing fixtures

Upper-Level Bedroom 2 (side)

- Custom cut wool carpet
- Upgraded custom closet shelving organizer
- Custom curtains with built in valance

Upper-Level Bedroom 3 (front)

- Custom cut wool carpet
- Upgraded custom closet shelving organizer
- Custom cut window film to reduce UV
- Custom full height curtains and Hunter Douglas blind

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Upper-Level Bathroom (servicing Bedrooms 2 & 3)

- Custom quartz waterfall countertop
- Custom cabinetry by Downsview Custom Cabinetry
- Dornbracht Supernova fixtures (sink and shower) and accessories
- Glass shower
- Custom tile
- Wall mounted Duravit toilet

Lower-Level Guest Bedroom & Ensuite

- Remodelled ensuite with:
 - Dornbracht Supernova plumbing fixtures (sink and shower) and accessories
 - Waterworks sink
 - Quartz waterfall countertop
 - Wall mounted Duravit toilet
 - Glass shower
 - Custom tile
- Custom cut wool area rug with sewn edging
- Custom wall mounted headboard with custom fabric panels
- Custom curtains
- 4K TV connected to Control 4 home automation system

Home Theatre

- Large room with separated bar / games area and theatre
- Bar area includes
 - Quartz countertop with Bar sink
 - Mirror backsplash
 - Upper and lower cabinetry with LED lighting
 - Blomberg dishwasher
 - Panasonic microwave
 - Danby beverage fridge
- Mitsubishi LCD ceiling mounted projection TV and screen
- B&W sound system

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Mechanical Room

- Viessman Vitodens 200 boiler with Tekmar 9-zones and control thermostats
- Lochinvar 110-gallon stainless steel indirect water heater
- Axiom condensate neutralizer
- Calefactio glycol makeup package
- Flexcon hydronic expansion tank
- Lifebreath commercial double core HRV
- Honeywell electronic air cleaner
- NuvoH2O saltless water softener
- Eaton power surge protector
- Enclosed rack Control 4 home automation system including:
 - Panamax power conditioner
 - Ubiquiti WIFI system
 - Integra receiver and multi-channel amplifier
 - Sony blu-ray player (for theatre)
- Central Vacuum Systems central vacuum

Garage

- Custom work area including:
 - Hawley (brand) metal storage and tool cabinets (uppers & lowers)
 - Custom undermount LED lighting
 - Stainless steel work counters
- Custom stainless steel framed LED ceiling lighting
- Custom wall slat board with hardware
- Custom Monkey Bar (brand) upper storage shelving
- Crawl storage space with custom powered roller door
- Finished floor (polyaspartic resin coating) with internal trench drain
- Single 240V plug
- Commercial grade insulated garage door and opener with exterior keypad
- Stainless steel work sink, and storage with hot & cold-water hose bib (for exterior use)