

Working For You!

259 Upper Post Road, Vaughan

HOUSE UPGRADES AND FEATURE LIST

Exterior

- Upgrades to North side of house (as shown in house upgrade drawing)
- Designer front door and hardware; sandblasted glass sidelights and transom;
- Custom (cedar) side-yard gate
- Lawn irrigation system

Garage

- 3-Car tandem parking
- Built-in cabinets and workbench area
- Outlets in all 3 car park areas

Interior

- Custom sanded and stained hardwood throughout
- Designer lighting, mostly on dimmers, throughout
- Double plaster crown moulding throughout
- Plaster paneling in foyer, stairway, hallways and loft area
- Custom wall mirrors in bathrooms, master make-up area, and laundry room
- Recessed lighting with dimmers throughout
- Custom wood and designer floor registers
- Designer drapery, shutters, and window coverings
- Benjamin Moore paint throughout

Entry/Foyer

- Suzanne Kasler Morris Lantern pendant light

Staircase

- Custom stain and paint
- Custom designed newel posts

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Stairwell Landing (upstairs)

- Sandy Chapman Arch Top Large Tapered Lantern pendant light

Family Room

- Custom designed mould cast fireplace extended out from wall with plaster moulding trimmed panel
- Custom wall unit (for flat screen television, electronics, and storage)
- Entrance from kitchen framed to visually separate family room space

Kitchen

- Custom kitchen design (~125K)
- Paneled design style; profiles custom designed for cabinets, panels, and kick plates; Benjamin Moore lacquer paint CC130 used on millwork
- Separate breakfast area with built-in buffet and broom closet with message center.
- Pullouts in pantry and island; oil pullout; garbage pullout; under sink pullout; and mixer/small appliance pullout extension shelf.
- Sitting area space, at counter height, designed into island
- Power outlets built into island panels
- Under counter lighting
- Cable television outlet
- Brazilian quartzite (natural stone) countertops with custom designed edges
- Brazilian quartzite (natural stone) backsplash
- Built in Appliances
- Wolf range
- Vent-A-Hood range hood (built-in)
- Sub-zero fridge (built-in)
- Blanco Silgranit large size, deep under mount single main sink
- Blanco Silgranit sink in island
- Miele dishwasher (built-in)
- Miele coffee machine (built-in)
- Miele microwave/small wall oven (built-in)
- Perrin and Rowe faucets
- Designer, heavy duty hardware, Richelieu
- Thomas O'Brien pendants
- Schonbek chandelier

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Living/Dining

- Living and dining areas were separated by framing the open entrance to define the individual rooms
- French pocket door was added to separate kitchen from dining area

Hallway (downstairs)

- Thomas O'Brien wall sconce
- Plaster moulding panels

Laundry/Mud Area

- Miele industrial size washer and dryer
- Built-in cabinetry, countertop, sink, pullout Pfister faucet, under counter lighting; outlet for iron/steamer
- Separate mud area with hat shelf and coat hooks
- Designer lights

Powder Room

- Quatrefoil Mirror
- Designer lights

Office

- Custom built-in wall unit with display area, storage, shelves, and lighting
- Storage unit for office equipment, supplies, files, paperwork, etc.
- Thomas O'Brien library lights

Loft Area (2nd Floor)

- Work area with built-in high desk and custom bookcase
- Separate sitting area defined
- Recessed lighting grouped to divide work, sitting, and hallway area

Master Bedroom

- Built-in television/art wall unit with shelves and storage
- Large custom built His closet with specific areas of organization
- Separate custom built Her walk-in-closet with different areas for organization of clothes, shoes, jewelry, etc.
- Separate make-up/dressing area with large full length mirror
- Sandy Chapman chandelier
- Euro crystal ceiling light

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Master Bathroom

- Separate vanities with quartzite natural stone countertop
- Separate toilet area
- Grohe sink and soaker tub faucets
- Grohe shower system and sprayer
- Thomas O'Brien vanity wall sconces
- Robert Abbey bling chandelier
- Euro crystal ceiling light

2nd Bedroom (kid's room)

- Built-in bookshelves
- Custom built walk-in-closet with various organized areas
- Designer wallpaper
- Ensuite bathroom
- Visual comfort lighting from Sescolite

3rd Bedroom (Creative Room)

- Custom built-in shelving unit with library lights
- Custom built computer workstation shelf
- Ensuite shared bathroom with double sinks and separate toilet/bath area
- Euro crystal ceiling light

4th Bedroom (Guest Room)

- Designer shell pendant light (West Elm)
- Ensuite shared bathroom with double sinks and separate toilet/bath area

Other Features

- 200 Amp Service
- Security wiring; ADT security panels (front, laundry room, upstairs hallway)

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