

Renovation Details from 2016/2017

407-1363 Clyde Ave

- Flooring: oak engineered on main level and loft, oak on upper set of stairs, new carpet on lower stairs.
- New Ikea cabinetry - both bathrooms, kitchen and entry.
- Custom built in storage banquette in living/dining
- Granite countertops and solid granite backsplash in kitchen
- Single bowl Kraus sink and Moen faucet in kitchen
- Custom steel and glass railings on loft
- Rectified porcelain tiles on the floor, tub surround and lower walls of bathroom, glass mosaic accent wall. Heated floor.
- All the bathroom fixtures (tub, toilets, sinks and faucets) where replaced.
- Bathroom added on main floor (2 piece)
- The plumbing has been almost entirely re-run with a recirculation loop installed ready for a recirculation pump if desired.
- Low voltage wiring run through main and loft for surround in loft, speaker wire for in speakers in kitchen ceiling (no actual speakers but the wires are there) and multiple tv spot options.
- New LG washer and dryer installed Dec 2017
- New high efficiency heaters by dimplex throughout (centrally controlled).
- Whole unit HRV with bathroom boosters.
- Upgraded insulation in all walls that were opened.
- Added sound insulation added between bathroom and bedroom and in ceiling of second bedroom.
- IKEA wardrobes added to master bedroom.
- Skylights replaced Feb 2018