

List Of Upgrades – 101 John Street

Custom built home by award winning designer Sean Baradaran of Alphyn Homes
Exterior in accordance with the Heritage Department of Historic Thornhill

Built September 2014

4,000 sq feet + 2,000 sq feet in basement

Top Floor:

- Master bedroom with crown moulding
- Double-sided glass fireplace between master and 'Her' en-suite
- His and Her Separate en-suites and walk-in closets
- Laundry chute to basement
- SKYLITE over spiral staircase
- 3 large additional bedrooms upstairs each with en-suite bathroom, and walk-in closet with upgraded shelves and drawers.
- Large linen closet and storage closet.

Main Floor:

- Single door front entrance
- Double-Door side entrance
- Sliding doors to back deck
- Large, Open Concept kitchen and family room with Built in white wall unit/fireplace in family room
- White cabinets, navy and silver granite countertops in kitchen with a giant island and custom seating.
- Built in kitchen table same granite top, with window bench seating made from stain free material cushions. Additional custom chairs in breakfast kitchen, with view of beautiful award winning landscaping.
- Garburator
- Walk-in pantry and a Servery with bar sink.
- Custom window treatments and wainscoting in Dining room and living room and paneled office with glass door.
- Large, wheel chair accessible main floor powder room with custom lighting
- 3 large closets with custom, built-in organizers and shelves

Exterior:

- Backyard has California kitchen, Pergola, flagstone patio, English Gardens, gas fire pit with seating.
- 2 room custom built storage shed that has electricity.
- In-ground Sprinkler system.
- Back porch is made of durable high end TREK material. Stunning, wood accent ceiling with LED pot lights continues from the carport
- 10X10 storage shed

Basement:

- Has the 5th large bedroom with own en-suite.
- New (2018) custom built-in in wall unit with Queen sized Murphy bed +/- couch in downstairs bedroom
- Additional powder room for Guests
- Laundry room with industrial sized Front loader washer and dryer
- Gym with mirrored wall and custom floor
- Oversized party room with Wet bar
- Cold room
- High Efficiency Furnace

General:

- Wainscoting and moldings on main floor and in common areas upstairs and throughout stair cases
- Silhouette window coverings or automatic privacy shades in entire house-all custom
- Oversized windows for Southern view at the back of the house
- Chandeliers, sconces, and above mirror custom lighting in all bedrooms, bathrooms and kitchen. All included except dining room.
- Abundant LED pot lights throughout house! Light colored red Oak Davos distressed hardwood flooring throughout house.
- Central air
- Central vacuum
- Whole house back-up generator