

188 Eglinton Ave East, Unit 603 – The Soho Lofts

UPGRADES AND RENOVATIONS

General

- This entire condo has been reconfigured from the developer's original floor plan. Walls have been removed and rebuilt in certain places. Entire floorplan has been reconfigured to give a more open concept. This included moving plumbing and relocating the kitchen from the middle of the condo to the front of the condo.
- Floors throughout the condo have been returned to concrete and polished (original flooring included tiling and carpets).
- Replaced and installed upgraded electrical panel (240-volt circuit breaker).
- Installed programmable thermostat.
- With the exception of the front door, installed all new doors, door casings and door handles.
- Replaced 2 smoke detectors (the original smoke detectors were very old and may not have been up to current fire code).

Hallway

- Installed custom moulding on front door to be consistent with custom moulding throughout rest of condo to give an elevated appearance.
- Built a coat closet with extra shoe shelf (new doors, casing and handles).
- Installed additional electrical outlet.

Kitchen

- Kitchen location was relocated from middle of the condo to the front of the condo. This included new plumbing and electrical work.
- Entire kitchen redone:
 - Cabinets with gold colour handles
 - Large centre island with storage and custom millwork surround
 - Installed upgraded 1.5" granite countertop in Blue Pearl (Blue Pearl is in the top tier of granite costs)
 - Marble backsplash
 - Tall spray faucet
 - Deep stainless steel sink
 - Stainless steel appliances (fridge, stove, microwave) and range hood, integrated
 - Bosch dishwasher
- Built pantry (including new door, casing, handle – inside the pantry is an added electrical outlet for small appliances) outlet for small appliances).
- Potlights added.
- Installed custom moulding on walls above cabinets to be consistent with rest of the mouldings in the condo.
- Installed ceiling electrical wiring to be able to position chandelier above island.

Dining Room

- Installed custom wall moulding to be consistent with rest of the moulding in the condo.
- Installed behind the wall wiring for wall sconces. Also installed wall switch for the wall sconces which includes an additional electrical outlet next to wall sconces switch.
- Installed electrical wiring to position for chandelier (dimmable) over the dining table.

Living Room

- Installed custom built-in bookcase with drawers and gold colour handles.
- Installed custom wall moulding above fireplace.
- Install centre built-in to insert electrical fireplace, hang tv and hide electrical wiring for TVs, etc. Behind the centre built-in includes HDMI cables, tv cables, etc.
- Installed electric fireplace.
- Installed marble stone surrounding fireplace.
- Installed electrical wiring to position for pendant lighting (dimmable).
- Installed 2 layers of blinds - sunshield blinds and blackout blinds (included).
- Installed custom height drapes (included).

Bathroom

- Bathroom exhaust fan replaced.
- Installed new floating vanity with colour glass countertop and upgraded lucite handles.
- Installed matching lucite robe hook behind door.
- New matching floating wall cabinet.
- Installed pot lights in bathroom and in the tub area.
- Installed American Standard Champion toilet – famous for virtually eliminating clogs.
- Installed subway tile half way up the wall throughout the washroom.
- Jacuzzi tub with subway tile on all three surrounding walls and ceiling.
- Installed custom tub skirting with moulding added to be consistent with the rest of the condo.
- Installed new door, door casing and door handles.

Laundry

- Installed french doors, door casing and handles.
- Installed multiple cabinets to maximize storage space.

Master Bedroom

- Reconfigured the master bedroom.
- Rebuilt two walls.
- Removed small builder's closet.
- Installed built-in walk-in closet with pot lights, drawers, shelves, pants rack, etc.
- Installed additional electrical outlets.
- Installed electrical outlet in middle of south wall for a TV (includes cable wiring).
- Repositioned wiring to hang chandelier in the middle of the room.
- 2 pocket doors installed.
- New door casing.
- Note that plumbing and exhaust fan remains in the closet built-ins if new owners wish to return it into an ensuite.

Second Bedroom

- Built closet and installed custom 9 feet doors and handles.
- Built in alcove with shelves for books.
- Installed custom wall moulding.
- Repositioned wiring to hang chandelier in the middle of the room.
- Added electrical wall outlets.
- Pocket door installed.
- New door casings.
- Sunshield blinds included.

INCLUSIONS

- All appliances – fridge, stove, dishwasher, microwave, washer dryer.
- All blinds – solar shades and blackout shades.
- Living room drapes and hardware.
- Large mirror in bathroom.
- All cabinets in laundry room.

EXCLUSIONS

- All wall sconces.
- Chandelier in kitchen, dining room, and both bedrooms.
- Light fixture in bathroom (over the mirror).
- Magnifying mirror in bathroom.

NOTE

- Motherboard of exhaust fan is out for repair and will be reinstalled before closing date.