



List of Upgrades

59 Robinson St

Superstructure:

- Currently 3 separate units, can easily be converted back to single family home
- Fire doors
- Electrical completely re-done(100 amp)
- Furnace(5 years old)
- Roof insulation removed and completely reblown

Basement:

- Newly renovated (Summer 2020)
- A4 rated laminate hardwood flooring
- Two layers of 5/8 drywall and 8" of insulation for soundproofing
- Potlights
- Travertine in bathroom
- Paint/Trim

Main floor:

- 10' ceilings
- Hardwood floors
- Granite countertops/island
- New kitchen cabinets with pull out pantry
- Modern Ceramic floors 24x24" kitchen and mudroom
- Penny floor in bathroom, New toilet, New tile in shower
- Large hidden closet built in living room
- Newer stainless appliances (gas stove, dishwasher, fridge)
- Modern wood kitchen cabinets
- New baseboards throughout
- Original crown moulding, blinds
- Large bedroom wardrobe with sliding doors installed
- Ceiling fans in bedroom and living room

Upper level:

- 10' ceilings
- Hardwood floors
- Bathroom renovated with marble tile, new floors and sink, new toilet, full laundry with gas dryer
- VERY large kitchen with brand new modern 24x12 tile, refaced cabinets, newer gas stove
- LARGE living room and bedroom with closets
- California blinds throughout
- Ceiling fan
- Access to attic from bedroom



Laundry room:

- 5 year old renovation
- Super capacity washer and dryer(gas)
- Deep freezer, pantry and lots of storage

Backyard:

- Large lounge area with garden bed
- Separate dining area with BBQ pad
- PRIVACY fences built on both sides
- VERY quiet and serene

Recording Studio:

- Mixing and mastering room designed by world renowned studio designer John Brandt
- 10" sound panels built for a perfectly tuned room
- Double doors on both entries
- Access to alley
- COMPLETELY soundproofed from noise - outside in and inside out
- Pot lights
- Built in TV and speaker cutouts
- Hardwood floors
- Full mini split ac and heat
- Separate breakers for no AC interference