



## ***67 Virtue Crescent***

### **List of all upgrades / renovations:**

#### **Original House Plan was Upgraded:**

Extra Bathroom Added on top floor so all 4 Bedrooms has an attached Ensuite Bath -Original plan had 3 bathrooms upstairs, with one being shared among the two middle rooms.

#### **Entrance:**

- Custom Entry Single Arched Portone Front Door with 2 side lights with Acid etched Glass and Wrought Iron inside
- Custom Round Coffered Ceiling
- Custom Foyer Medallion
- Custom Coat Closets

#### **Library & Living Room**

- Custom 2 sided framed Fireplace – Living room & Library
- Custom Living room Renaissance Canamould Mantle with Renaissance legs and Overmantle
- Custom Cornice Moulding
- Custom Open-Riser Staircase from Main to Top Floor with upgraded posts, handrails and oil rubbed Bronze wrought iron rails continuing to basement
- Motorized Chandelier LITELIFT System (upto max 200lbs)
- Upgraded Art Niche with spot light

#### **Entire House:**

- 5" Aged Maple Toffee Hardwood floors with additional Plywood subfloors to reduce transition from Hardwood to Tiles  
(Basement is Engineered Hardwood)
- Main Floor 11' Ceilings and 20' or more(not exactly sure) at the entrance beside the double-sided fireplace that opens up to the house
- Top Floor 10' Ceilings
- Basement 9' Ceilings
- Central Vacuum with Kitchen Floor Intake
- Home Monitoring and sensors on all Doors and Windows and Motion sensors inside the house
- All Windows have Custom Drapes, Sheers and Roman blinds where applicable
- All Bedrooms have Blackout Drapes



- Pot lights on every floor
- Sewage Backflow protector for drains
- All Moen Light Fixtures, Plumbing and Bathroom Accessories including Toilet Handle
- Upgraded Crown Moulding on top of all Doors and Entry frames and all though out the Main floor
- Upgraded Doors and Hinges
- Upgraded Baseboards
- Upgraded Tiles on all Tiled areas
- Upgraded Counter Tops
- Recessed Step lights in wall on Main and Basement stairs
- Exterior Pot Lights for Entire House
- Extra Garage Side entrance door
- Custom Extra water outlet for gardening on the East side
- Door Jam switches for all Walk-in Closet doors and Linen Closet
- Door Netting Installed on both doors leading to back porch from the Kitchen and Dining room
- Pulldown Faucets on all sinks. The kitchen one has Sensors.
- All Gas Fireplaces
- Upgraded Gas outlet for the Gas Dryer
- Upgraded Extra Gas outlet on back porch for BBQ
- Upgraded American Standard Toilets and Undermount sinks

**Dining Room:**

- Upgraded Coffered Ceilings

**Family Room:**

- Upgraded Coffered Ceilings
- Custom Mediterranean Fireplace Mantle

**Kitchen:**

- Custom Kitchen Mantle Hood and Exhaust fan with 8" exhaust pipe
- Custom Built Walk-in Butler's Pantry with Servery Sink & Reverse Osmosis Filtered Water System
- Custom Granite Countertops with Waterfall Dual Colour Edging that is continued in the Butler's Pantry
- Upgraded Backsplash
- Upgraded extended height Cabinets with Undermount Valence LED Strip rope lighting
- Upgraded Waffle Ceilings with Beams
- Upgraded Pullout Spice Cabinets beside the Fridge & 2 Cabinets in the Island



- Central Vacuum intake outlet on Kitchen Floor under the sink mounted on the cabinetry(for easy sweeping)

**Top Floor:**

- All bedrooms have Ensuite bathrooms and Walk-in Custom Built Closets(except one bedroom which has a big custom built closet but isn't walk-in)
- All bathrooms have custom 36" vanities and upgraded Granite countertops

**Master Bedroom:**

- Custom Coffered Ceilings
- His and Hers Walk-in closets

**Master Bathroom:**

- Ensuite with Custom Victoria & Albert stand-alone Tub
- Upgraded Tiles
- Upgraded 36" Vanities
- Thermostatic Shower System with Rain Shower, 4 Body Sprays, 3 Volume Controls
- Separate Hand Shower with Slide Bar

**All Bathrooms:**

- Upgraded Frameless Glass Shower stalls with Granite shower jamb
- Shower pot light
- Shower Niche
- Rain shower heads
- ExactTemp Thermostatic Valve

**Basement:**

- Custom Built Bar with Maple Dark Brown Wood and Granite Countertops and Undermount sink. Complete with Maple Canopy overhead the Bar top
- 2 Extra Custom-built upgraded windows for more light and air flow
- Extra Bedroom and Bathroom were added during renovation
- Huge hidden walk-in closet and storage space was also added during renovation

## List of all inclusions:

- Kitchen appliances
- Washing machine, dryer
- All Chandeliers, Hanging Lights and Light Fixtures
- All Drapes, Sheers and Roman Blinds
- Garage door openers for each garage door