



Did you know?

70 Renfrew Ave

2019 Property Tax Amount: \$8,513.74

2019 Approximate Monthly Utility Amounts:

Enbridge: \$100.68 (Average over the last 10 months)

Hydro: \$122.66 (Average over the last 12 months)

Water & Sewer: \$162.21 (every 2 months)

Inclusions:

Washer, Dryer, Refrigerator, Stove, Wine Fridge, Microwave, Built-In Audio System, Stain Glass Windows Throughout, All Light Fixtures, Wardrobe in Bedroom, All Window Blinds and Drapes, Front Porch Bench

Exclusions:

Fridge in Basement, Samsung TV in Living Room, Mirrors in Master En-suite

Rental Items:

Hot Water Tank - \$33/M rented through Enersource Solutions.

Recent Upgrades/Renovations:

- Furnace is 11 years old
- Roof was Re-Shingled in 2010
- Third floor has a wall exchange system that heats in the winter and cools in the summer.
- Thermostat on the second floor is used to control second floor and basement.
- Main Floor Thermostat is used for in floor radiant heating.

MARLAND TEAM

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Kitchen and Living Room - main floor renovation by Marino Group in 2017

The purpose of the renovation was to open up the main floor to provide a space for our family of 5 to gather. The center of our home has always been the kitchen so we wanted to maximize what we had to create a space to cook together, do homework, play games, have dinner parties, and hang out. It has changed the way we interact and has brought us closer as a family. It is amazing how the kids open up and talk when they can tackle an activity in an environment that is comfortable and inviting.

We did not want to add to the footprint of the house as we do not believe you need to increase space but need to make it smarter which we believe we accomplished through flow and storage space. We brought down walls, installed a steel beam from to back of the house, added footings to accommodate the added load, recreated the stair rail on the right side, and removed the radiators replacing them with in floor radiant heating which is amazing in the winter.

The banquet was created to hold the largest table possible and create more storage space. We can seat 10 adults around the table for a dinner party. It is also comfortable and easily cleaned as the 'linen' material is vinyl. The underneath is press open drawers.

The island sits all 5 of us so we have many of our meals here. The kids bring friends over and they hang out around the island or in the basement where the door closes, so we don't have to hear them! The tv in the living space pulls out and can turn so it can be seen from the island. This is great for watching sports events -Superbowl parties are a must. The fireplace is gas.

The kitchen includes a 36" dual fuel Thermador stove, Thermador dishwasher, freezer bottom tall built in Thermador fridge, 21 bottle built in Silhouette Professional wine fridge, and a built in Sharp microwave drawer. We also have Sonos in 3 areas - kitchen/living room, sunroom, and outside, Kitchen has built in outlets including USB's. Other details below...

- Backsplash - Zumba 2x12 medium grey tile. Purchased at Eurotile
- Fireplace and side entrance floor - 17.7 x 35.4 CoronaStoneOne field tile. Colour silver. Purchased at Ceratec
- Table - walnut live edge. Custom made by Barnwood and Brass (Mike is the owners name)
- Floor - PurParket is the brand. Valencia is the colour. Purchased and installed from Rome Flooring
- Appliances - Thermador - purchased from Universal Appliances
- Counter - Caesarstone #5131 Calacatta Nuvo 1 1/4 Polished Quartz
- Custom bench vinyl upholstery by Kessels
- Custom Bench, living room built-ins, and all walnut shelving by Marlon LoMonaco



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Paint and accessories

- Cupboards, Walls, Staircase and Trim - Blackened by Farrow and Ball (this is the same “white” that carries through the house)
- Island cupboards, lacquered stairs, inside of exterior doors - Peppercorn by Sherwin Williams
- Island lights and sconces - Robert Abbey purchased from Polanco
- Dining table light - Pottery Barn
- Sound system - Sonos (3 separate zones - main floor, sunroom, back deck)

Master - renovation in 2010 by Marino Group

The purpose of the renovation was to create a master bedroom space to provide a bedroom for each child and a space for 2 professional working parents to be away from the children while also providing the ability to oversee them playing in the backyard with the Juliet balcony. The master bath has marble floors within floor heating, an enclosed space for the toilet, 3 setting shower with glass doors, and dark wood vanity. The walkthrough closet has plenty of hanging space for 2 people. Bedroom consists of a reading area and sleeping area and the landing was purposed as an office. Doors are 8 feet and ceilings are 9.5 feet.

We reinforced the attic floor and foundation to accommodate for load, built a staircase to extend the original, and then added walls for another story adding the same roof line back.

Bedroom

- Paint - Cinder by Benjamin Moore

Bath

- Paint - Storm by Benjamin Moore (also used in kid’s bath)

Tiles

- Floor - 12x12 Marmara Asher marble from Eurotile (same as main floor powder)
- Shower - gloss white subway tile from Olympia Tile and glass and marble from Eurotile
- Clear Glass tile shower floor from Eurotile

Door Hardware throughout the house - Preston Hardware or original (2nd floor)



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