

31 Emerson Mews, Collingwood

Upgrades and Updates

****\$50,000 worth of builder upgrades****

Kitchen

- Under cabinet valance lighting, pullout drawers (3) added to lower cabinets, pull out pots and pan drawers below cooktop, waste/recycle centre with pull-out door added to island, upgraded single bowl sink in island, upgraded backsplash (Soho Subway tiles), island lighting outlets, central vac 'kick plates.

Bedrooms

- Reduced walk-in closet size in bedroom 3 and added extra space.
- Primary bedroom: walk-in closet shelving, ceiling fan/light.
- Primary ensuite: 8" rainhead shower head, shower niches (2), water closet, heated seat and bidet.

Laundry room

- Upper cabinets added.

3rd Floor Loft Area

- 2 piece powder room added.

Lighting

- Custom lighting throughout. Pot lights in front foyer, staircase landing, 2nd floor hallway, 3rd floor great room and primary ensuite. Dimmer switches added to the dining room, living room, kitchen island, and loft ceiling lights.

Other Upgrades

- 3/4" thick oak hardwood flooring on 1st and 2nd floor with upgraded colour (Baroque) and
- Hardwood flooring extended to stairs in the front hallway, plus upgraded under pad (denser foam) for all carpeted areas.
- Fireplace mantle and surround on main floor.
- Blower fan added to fireplace on main floor.
- Interior railings (all 4 levels).
- Central vacuum system installed (all 4 levels) and central vac 'kick plate' added to front foyer.

Electrical

- Numerous electrical outlets added throughout the home.
- Blocking, conduit and outlet added for tv installation above fireplace on main floor and loft.
- Resilient channel (sound proofing) installed in adjoining walls on 1st, 2nd and 3rd floors.
- Duplex GFI outlets added beside each toilet (4) to facilitate heated toilet seat installation.

Security

- Tablet-style security system covering all doors and windows (plus interior motion detectors).

Outside

- Quick connect natural gas valves added to both east and west terraces on the 3rd floor.
- Water spouts added to both east and west terraces on the 3rd floor and main floor deck.
- Ceiling mounted storage racking in the garage.