

A|S

ANA + SARA

16 ROBALDON ROAD – FEATURES AND UPGRADES

Luxury Features and Upgrades

Ø Extensive Home Automation System:

- Controls lighting, heating, AC, security, and entertainment from your smartphone, wall-mounted monitors, or voice assistant;
- Smart Lighting System: Customizable LED lighting scenes, motion sensors, and remote access
- Smart HVAC system includes Ecobee thermostat with room sensors and learning algorithms to optimize comfort and energy savings
- Security Suite: Smart locks, doorbell camera, motion detectors, monitoring, surveillance
- Motorized Blinds & Shades on main floor - Schedule or control via app or voice
- Smart Appliances: Wi-Fi enabled washer/dryer, Brizo kitchen faucet, and more
- Smart digital shower system with automated on/off and temperature controls and LCD display; signals when your perfect temperature is ready

Ø Professionally Designed Ultimate Chef's Kitchen by Cameo:

- Features include: solid maple cabinets, large pantry doors with pullout drawers, pull-out spice drawer, baking sheet organizer, extra large/deep drawers, in-drawer cutlery organizer, utensil organizers, in-drawer knife block, soft close drawers, re-cycle bins drawer, under sink organizer, under-cabinet LED lighting and more
- Large center island ideal for preparing meals, baking and useful as buffet table when entertaining or hosting guests;

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 **HARVEY KALLES**
REAL ESTATE LTD., BROKERAGE
2316 Bloor St W Toronto, Ontario M6S 1P2
O: 416.441.2888

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- Premium built-in appliances: 36" Wolf cooktop with 5 elements, 36" Wolf oven, 36" Monogram whole freezer, 36" Monogram whole fridge, 30" SS sink with Brizo touch control faucet, built in Dacor wall oven, built in microwave
- large kitchen with breakfast area easily fits table of 8, bay area surrounded by sunlight and stunning garden views

Ø Luxurious Calacatta marble foyer and powder room- the epitome of elegance in the world of natural stone;

Ø Spacious dining room open to large living room, perfect for family celebrations and hosting guests. Living room features sconce lights, walnut and marble gas fireplace

Ø 5 bathrooms - all newly renovated or upgraded

Ø Large professionally designed wine cellar with well-insulated walls and ceiling as well as automated ventilation for temperature and humidity control

Ø Workbench and worktop for home DIY enthusiast

Ø Elegant crown mouldings throughout, mostly in plaster through out entire home

Ø Light fixtures and pot lights throughout all 3 levels

Ø Cedar lined closet

Ø Large shelf storage area in basement measuring 25 linear feet

Ø Easy walkout from kitchen to outdoor lush gardens, patio and barbecue, only one step

Ø Solid oak hardwood floors throughout (can be sanded and left natural or stained to suit), beautiful herringbone hardwood in family room. Luxurious Calacatta marble floors in foyer & main floor powder room. Entrance and main floor washroom has

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luxurious Calacatta marble floors. Porcelain tile in kitchen, bathrooms & gym. Ceramic tile in laundry room. Oak hardwood throughout most of lower level

- Ø Main floor laundry room features large closet (future entrance door to garage), large sink with granite countertop & beautiful natural maple cabinetry, professional designed by Cameo. New LG 'asthma and allergy certified' extra large washer and auto sensor dryer with turbo steam unit. Washer has direct drive inverter motor with 10-year guarantee and with attached smaller washer below**
- Ø Professionally landscaped front and back yard gardens, raised flower beds, raised garden bed, flowering trees and shrubs. Fenced with gates and tall mature evergreen trees along perimeter for ultimate privacy**
- Ø Stone driveway, borders, and patios**

New Renovations in last 3- 6 months

Front and Back yard

- Ø New garage doors with modern door openers providing control, automation, security and safety features**
- Ø New soothing waterfall fountain in front yard patio**
- Ø New stone driveway as well as front and back yard stone patios (5 years ago).**

Main Floor

- Ø Brushed nickel door handles and hinges throughout all levels of the home;**
- Ø Dimmable feature on all lights on all floors**
- Ø Renovated kitchen with new quartz countertop and backsplash, large 30" SS sink, new Brizo faucet, new garburator**

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Ø New light fixtures in Kitchen (3 pendant lights over island and new chandelier over kitchen table) and all new pot lights)

Ø New automated remote-control blinds in the kitchen for all 6 windows

Ø New pot lights in family room

Ø New sleek chandelier in dining room

Ø New scone lights and pot lights in living room

Ø New pot lights in family room

Ø New foyer lights

Ø All new fixtures in main floor powder room; New toilet and new wall mounted cabinet with quartz counter-top, new wall mirror with LED lighting, new chandelier, new fan, new sink and new touchless faucet, all new accessories

Ø New light fixture in laundry room

Ø New extra large LG washer/dryer. Washer is double washing machine with a smaller size washer in bottom drawer for socks and smaller items and both can run simultaneously

Second Floor

Ø Secondary ensuite - totally renovated ensuite, new smart shower system that turns shower on and tells you when your water temperature is ready, new white vanity with soft-close doors/drawers and marble counter top, new sink and faucet, new LED mirror with light settings and anti-fog, new toilet, new glass shower with porcelain floor and wall tiles, new porcelain WR floor tiles, new ceiling fan

Ø Hallway – new light fixtures and new sleek chandelier over spiral staircase

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Ø All Bedrooms – new pot lights, elegant new light fixtures

Ø Primary Ensuite – new 84” LED mirror with multiple settings and anti-fog, new large 84” white cabinet with soft-close drawers and quartz countertop, double sink with new lever faucets, new pot lights, new LED mirror, new faucets, new rain shower

Ø Primary Bedroom – new pot lights, elegant new chandeliers

Ø Dimmable feature on all lights

Lower Level

Ø New pot lights throughout

Ø New cabinet, faucet and mirror in bathroom

Ø Large, professionally designed wine cellar with well-insulated walls and ceiling as well as automated ventilation for temperature and humidity control; (built 5 years ago)

Ø All Levels: removed all popcorn ceilings thorough out entire home

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