

Upgrades List | 51 Imrie Road

Extensively upgraded throughout, this home showcases over \$250,000 in premium builder upgrades.

Structural & Construction Upgrades

- Additional basement egress windows
- Basement bathroom rough-in
- Wet bar rough-in
- Gas line for future gas range
- Kitchen water line rough-in
- Black interior window package throughout the main and second floors
- Upgraded 8' interior doors throughout
- Double doors to the second-floor family room

Great Room

- Custom Enviro C44 gas fireplace
- Full-height custom drywall fireplace feature wall with distressed beam mantel and natural stone surround
- Built-in TV niche
- Entertainment rough-in package with conduit, additional receptacles, and wall reinforcement
- Additional recessed pot lighting
- Upgraded hardwood flooring

Chef's Kitchen

- Custom wood range hood with integrated fan insert
- Upgraded large single-bowl undermount sink
- Matte black designer kitchen faucet
- Expanded pantry cabinetry
- Ceiling-height cabinetry with crown moulding and risers
- Enlarged 36" deep, dual island with cabinetry on both sides and waterfall leathered Titanium granite countertop
- Quartz perimeter countertops
- Extended breakfast bar seating area
- Furniture-style island base detailing
- Upgraded cabinet hardware package

- Four-bin garbage pull-out system
- Spice pull-out cabinet
- Utensil pull-out cabinet
- Pot and pan drawer package
- Additional pantry electrical and dedicated receptacles
- Additional kitchen receptacles
- Additional recessed pot lighting
- Hardwood flooring upgrade

Custom Coffee Bar & Beverage Centre

- Built-in coffee bar cabinetry
- Quartz countertops
- Pot and pan drawers
- Dedicated electrical for future beverage fridge
- Additional receptacles for countertop appliances
- Upgraded cabinet hardware
- Hardwood flooring upgrade

Primary Suite

- Tray ceiling
- Wide-plank hardwood flooring

Luxury Primary Ensuite

- Premium large-format floor tile
- Custom herringbone shower wall tile & upgraded shower floor tile
- Quartz countertops
- Upgraded vanity cabinetry
- Second vanity sink added
- Additional bank of drawers in vanity
- Matte black vanity faucets, shower fixtures & drain cover
- Matte black Roman tub filler
- Shower pot light
- Additional lighting controls
- Quartz shower sills and niche surrounds

Ensuite Bathroom #2

- Floating vanity
- Quartz countertop
- Upgraded vanity finish
- Matte black vanity faucet & shower fixture
- Upgraded floor & wall tile
- Additional vanity pot lights
- Shower pot light
- Quartz shower sills and niche surrounds

Main Bathroom

- Floating vanity
- Quartz countertop
- Upgraded vanity finish
- Matte black vanity faucet & shower fixtures
- Upgraded floor tile & wall tile
- Additional vanity pot lights
- Shower pot light
- Quartz shower sills and niche surrounds

Powder Room

- Floating vanity
- Quartz countertop
- Upgraded vanity finish
- Matte black vanity faucet
- Upgraded floor tile
- Additional recessed pot lighting
- Upgraded cabinet hardware

Flooring Upgrades

- Wide-plank engineered hardwood flooring throughout:
 - Great Room
 - Kitchen
 - Dining Room
 - Flex Room
 - Foyer
 - Main Entrance Hall
 - Second Floor Hallway
 - Primary Bedroom

Laundry & Mudroom

- Upgraded tile flooring in laundry room
- Upgraded tile flooring in mudroom

Staircase Package

Main-to-Second-Floor and Basement Staircases

- Hardwood staircase
- Clear glass railing package
- Hickory posts and handrails
- Matte black hardware accents

Lighting & Electrical Enhancements

- Extensive recessed pot light package throughout
- Additional second-floor hallway lighting
- Additional kitchen lighting
- Additional bathroom lighting
- Exterior soffit pot light
- Entertainment rough-in package
- Dedicated appliance circuits
- Additional receptacles throughout
- Decora switches and receptacles

Interior Finish Package

- Smooth ceilings throughout the main and second floors
- Upgraded 7¼" Modern Farmhouse baseboards
- Upgraded Modern Farmhouse casing package
- Lincoln Park interior doors throughout
- Matte black door hardware throughout
- Frosted glass feature door in flex room
- Contemporary door stop moulding package throughout the home