

ADDITIONAL INFORMATION FOR 47 Hiawatha Rd

THROUGHOUT HOUSE

- Glass stair railings mounted on stainless steel standoffs
- Detachable custom glass railing and post system at all landings to assist in moving of bulky furniture.
- Modern open riser staircase in main floor to 2nd floor constructed with 3-1/2" solid maple treads
- Closed riser solid maple staircase main floor to Basement also featuring 3-1/2" maple nosing
- Solid wood Tudor trim throughout: 5-1/2" Baseboard, 3-1/2" window casing and 4-1/2" door casing all custom stained to a rich black walnut colour
- Substantial LED pot lights throughout ALL rooms on all floors. All dimmable with Lutron switches.
- All windows custom German made Trocal 88+ tilt and turn operation: Featuring Schwarzbraun interior and exterior finish, 44mm triple pane glazing with laminated glass on interior and exterior panes, low-E coating, Warme K glass, argon filled: Extremely high noise cancellation, unparalleled security as well as one of the highest energy efficiency ratings on the market. Windows offer microvent feature which opens window 1/8" allowing small amounts of fresh air (i.e. during winter time).
- Front and Back door are German made Trocal 88+ outswing doors with complete 5 point locking system with level 2 high security keys. Glass specifications same as windows.
- Original cast iron supply air grating has been sandblasted and powder coated. They are peppered throughout the house to add a unique touch
- All closets, pantries, mechanical room, white trim (attic and master bathroom), 1/2 wall entrance shoe storage and shed gardening area have been painted with a premium oil-based abuse resistant paint to offer maximum protection and easy washability.

MAIN FLOOR

- Polk audio 700LS in-ceiling speakers
- 240V electric force flow heater at front and back doors provides a heat air curtain when door opens during winter time. Helps to prevent cooling of whole home. Also provides electric heat back up for home.

GROUND - LIVING/DINING

- Erimosa Tigerstripe Ledgerrock - Natural Limestone feature wall in living/dining room with meticulous detailing to create custom millwork art niche and window details. Art Niche has receptacle and USB charging points for electronic devices
- In wall Ethernet, phone, HDMI and optical fibre wall connections/terminations and concealed conduit to TV
- Tumbled marble entrance foyer floor
- Chic Edison bulb chandelier with dimmer switch



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GROUND - KITCHEN

- Rich Cherry Cabinets meticulously designed to be an entertaining hub while providing an efficient layout for even the most critical cook
- Concealed and accessible access for drinking water systems c/w custom drain pan to provide safe and dedicated storage without intruding on cabinet storage space
- Kinetico K5 drinking water filtration system offering 5 stage (including reverse osmosis) filter capacity producing pure and alkaline water. Reverse osmosis water also roughed into fridge location and feeds whole home humidifier (prevents scaling)
- Insinkerator instant hot water storage supplies boiling drinking water for beverages
- Drinking water chiller supplies cooled drinking water for beverages (*currently disconnected as previous owner preferred room temperature water)
- Boiling or chilled water dispensed through clean countertop Insinkerator Transcape Brushed Stainless steel dual faucet
- Rich mood lighting, extensive undercabinet lighting, and high lumen general lighting controllable depending on occasion/purpose
- All GE Profile series Stainless Steel appliances featuring gas stove/range
- Whisper quiet Flamec Valentina - Bello stainless steel exhaust hood.
- Tumbled marble kitchen floors and custom cut backsplash
- Luxury exotic and rare Brazillian granite - Ciot "blue canyon"
- Showhouse Brushed Stainless steel Pot filler over stove
- Moen Brushed Stainless steel faucet and soap dispenser
- Epoxy coated maple pantry shelving with granite accent edging
- Built in TV nook and hidden wifi router central connection location
- Ample receptacle across kitchen countertops ensures abundant power for numerous kitchen appliances being simultaneously used. Breakfast bar has 2 dedicated circuits and receptacle adjacent to stove offers USB charging points for electronic devices.

2ND - MASTER BEDROOM

- vaulted ceiling in main bedroom
- suspended ceiling fan/light
- His and her double closets
- In wall Ethernet, phone, HDMI and optical fibre wall connections/terminations
- Radiant flooring rough-in completed

2ND - MASTER ENSUITE BATHROOM

- En-suite features extensive subway tile wall coverings and glass shower
- Custom medicine cabinets and accent shelving c/w built-in receptacle for electric toothbrush/shaver/etc.
- Kohler pedestal sink and toilet
- Slate floor and accent shelving
- humidity sensing exhaust fan control and dimmer switches



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2ND - MAIN BATHROOM

- Spa like main bathroom features 2 person jacuzzi tub c/w optional heating element to keep water at temperature
- Large custom glass shower with brushed nickel thermostatic valve, flow control, luxury rain head, massaging wall jets and shower wand
- Maple sink Vanity
- Kohler sink and toilet
- Matching brushed nickel toilet handle
- Accent LED wall sconces in the shower
- Natural travertine flooring, wainscoting, full height shower and medicine cabinet
- Custom wooden chair rail accents
- Custom mirror and vanity c/w built-in receptacle for electric toothbrush/shaver/etc.
- Humidity sensing exhaust fan control and dimmer switches
- Radiant flooring rough-in completed

ATTIC

- approximately 200sqft of fully insulated interior storage space
- Finished attic complete with painted plywood walls/ceiling and epoxy painted plywood flooring
- Bright Beghelli Lighting fixtures
- Receptacles
- Variable speed exhaust fan offering whole home air exchange in under 15min
- Folding access ladder with custom millwork trimming

BASEMENT

- Finished full height basement
- Interior weeping tile protection on all basement walls and floor
- Boulanger drop ceiling provides coffered ceiling and access to mechanical and electrical junction points
- Laundry room features extra long quartz countertops and ample cabinet storage
- High Lumen LED lighting above laundry countertop
- Exhaust Fans in mechanical and electrical room, laundry rooms and washroom
- Napoleon natural gas fireplace in basement with Ermosa Tigerstripe Ledgerrock - Natural Limestone fireplaces surround
- Stylish Barn Doors to conceal electrical, security, data and phone systems
- Modern tile floor throughout provides a durable surface that is easy to clean with a hardwood appearance. Ideal surface should radiant floor be connected.
- Fully insulated concrete floor c/w radiant flooring rough-in completed



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EXTERIOR

- Erimosa Tigerstripe Ledgerrock - Natural Limestone siding to Ground Floor of house (front face as well as side and back). Stunning stone accents across the property with house chimney, retaining wall and shed all installed with natural stone.
- Indiana Natural Limestone accents creating marvelous door and window surrounds and sills, stone copings, and retaining wall caps
- HardiePlank Lap siding installed to commercial drainage cavity requirements on 2nd floor provides elegant yet extremely durable building envelope. Attention to detail has been carried through with royal window detailing, fascia and soffit all completed it HardieTrim
- Entertainers dream backyard with multi-tiered deck and stunning natural stone patio c/w 6 person coast spa Vantage hot tub
- Erimosa Ledgerrock flagstone walkway on front yard.
- Full height stylish privacy fence
- Natural Gas BBQ connection at side of house
- LED accent lighting programmed on photo sensor comes on automatically at dusk for controllable duration. Highlights the rich stonework and accents the established black locust tree.
- LED soffit and porch pot lights
- Concrete pad sized to minimum front yard parking dimension
- Below grade rain water barrel for rain capture. House and shed downspouts are tied to barrel via storm lines. Large french drain for overflow and additional capacity
- Designer ceiling fans on front porch
- Switchable GFCI receptacle in retaining wall

SHED

- Spacious home office/work shop
- 100A electrical service (off house) complete with dedicated receptacles as well as high amperage outlets to power even the most demanding of electrical needs (potter kiln, welding machine, etc.)
- R35 walls, R45 roof with radiant reflectivity
- Insulated reinforced concrete floor epoxy coated (sikafloor 261A) in orange-peel finish
- Radiant flooring rough-in completed
- Dashwood fibreglass insulated doors
- Custom Millwork cabinetry and shelving
- Polished concrete countertop. Black integral concrete colour.
- Commercial laundry sink and faucet with hot water
- Moen commercial slop sink faucet
- Structural storage shelf
- Bright Beghelli Lighting fixtures and ample undercabinet lighting for work bench
- Natural Stone and Hardie board siding
- Wall sconce accent lighting and soffit pot lights
- Mitsubishi 15,000BTU split system heat pump for efficient heating and cooling
- Phone and data wired with CAT6 cable



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SYSTEMS

- Upgraded 3/4" copper water service from house to city watermain provides high water pressures and no chance of Lead contamination (typical in mature GTA neighbourhoods)
- Pressure reducing valve on incoming line
- Commercial hot water system featuring 175,000 BTU Navien 98% condensing boiler with 240L (63 Gallon) of hot water storage offers endless hot water with capacity for radiant and future expansion.
- 3M Aqua-Pure Scale inhibition system for whole home hot water
- Custom Hot water recirculation system provides instant hot water to all sinks/showers. The ultimate in convience and saves on water consumption by not wasting water while waiting for hot water to reach fixture
- Commercial foil backed fibreglass water pipe insulation ensures minimal heat loss
- York Affinity YP9C 80,000 BTU Gas Furnace with 98% AFUE and a variable-speed, ECM blower motor. Most efficient model available.
- York Affinity CZB02411 2 ton split system air conditioning condenser roof mounted to minimize noise and maximize space
- Honeywell TrueSTEAM central air boiled water humidifier offers sterile humidity to home during winter months.
- Honeywell UV100E Ultraviolet System on furnace return air system. UV-C light kills airborne bacteria, viruses (ie. COVID-19) and surface mold on airborne
- Dual furnace filter (prefilter:16"x25"x1") and (main filter: 16"X25"X4-3/8")
- 200A electrical service
- Swann 1080p video security system c/w 8 cameras and CCTV DVR. Cloud storage and monitoring capable.
- Multiple conduits from shed to house to allow underground wiring for services providers avoids the need for suspended overhead wires
- Solar system
- 7.75kW solar array under OPA MicroFIT contract until January 17, 2033. System is owned by Seller and contract is transferrable.
- Separate hydro meter from house. All generated electricity is sold to TO Hydro at a rate of 80.2 cents per kWh. Purchased hydro is at typical TO Hydro rates (Time of Use)
- Average generation 6950kWh/year
- Hanwha, Ontario made solar panels
- Enphase, Ontario made micro-inverters
- House generates significant revenue compared to hydro utility
- Hydronic radiant flooring rough-in completed in five zones: Master bedroom, Main Bathroom, Basement Bathroom, Basement East Room, Basement Laundry/Hallway.
- Floor drains have commercial trap primer
- All venting terminated through commercial wall boxes to prevent air leakage, minimize condensation issues and provide absolute animal control
- House is extremely efficient allowing homeowner to significantly reduce or potentially eliminate their carbon footprint.*dependant on occupant energy consumption
- Back-water valve
- Hardwired carbon monoxide and smoke detectors



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- Security system pending final programming from monitoring company of choice
- window contacts to all windows: Basement, Ground and 2nd floor
- door contacts to all doors: Front, back, shed garden and shed main
- motion sensors: Ground floor and shed
- Keypads: front door and shed

ENVELOPE

- Soprema - Sopraseal stick VP commercial vapour barrier on wood construction far above typical residential construction
- 1.5" wood sheathing
- Laticrete MVIS air and water barrier on ground floor masonry walls
- R33 average wall construction
- R44 average roof insulation
- All shingled areas installed with complete roof ice and water shield for maximum protection
- Durolast commercial PVC roof (on house's flat roof portion) boasts the highest ENERGY STAR rated roofing system in the commercial roofing industry. Reflectivity is 87.6% keeping more heat from being absorbed by the building while providing worry free durability below solar installation.



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