1833 - 1835 Collingwood Street

**Extra Comments**

**MAIN SUITE**

New white oak engineered hardwood on main and second floor

Completely remodelled bathrooms (three). Both upper bathrooms have Nuheat floors and custom vanities, and all three have Duravit toilets/sinks

New custom kitchen with new cabinetry, honed marble countertops and Wolf dual fuel stove

Custom storage/built-in closets and pantry in main suite

Custom shelving and cabinetry in sitting room

New Regency gas fireplace surrounded by honed marble slab

New Zealand wool carpets in all three upstairs bedrooms

New laundry room and LG washer and dryer

All new interior paint

Custom glass and wood stair railings

Closet system by Arbutus Closets in second bedroom

New custom niche with shelves in third bedroom

All new lighting

Main floor redesigned to create open plan concept

**GARDEN LEVEL SUITE**

New Regency gas fireplace surrounded by tile

New Hunter Douglas blinds

**GENERAL:**

New boiler and water system installed by Kirkland

Second chimney removed

**YARD AND EXTERIOR:**

New front porch and front stairs with heavy-duty (roof-grade) torch-on waterproofing

All new lighting

Rebuilt chimney from the roofline up

Upgraded/Improved fence

Additional hardscaping in backyard

Interiors by Marrimor Design (their work has been featured in Canadian House and Home and Western Living)