

71 Raymond Avenue

Feature List

Main Floor

- White oak hardwood floors, sanded and stained in place
- Open, floating solid oak stairs with lighting
- Custom glass railings
- Custom wood mouldings and trim
- 10' Ceilings
- 8' custom solid wood doors
- Open concept floor plan designed to maximize natural light
- Extensive custom built-in cabinetry in the foyer, dining room and family room
- Large family room off kitchen
- 8' custom wall of fibreglass french patio doors with walk out to back deck
- Gas ribbon fireplace
- Designer light fixtures throughout
- Custom fit window coverings throughout

Kitchen

- Custom built cabinetry from floor to ceiling
- Large waterfall centre island with seating for five
- Quartz counters with waterfall design
- Top of the line programmable 48" Miele stove with 6 gas burners, gas grill, integrated microwave and warming door.
- Jennair side by side fridge with black interior and LED lighting
- Integrated Miele dishwasher
- Pantry area with bar sink and built-in wine and beer fridge
- Integrated garbage and recycling drawer
- Built-in charging ports

Second Floor

- Large master with vaulted ceiling, 5 piece ensuite bathroom and huge walk in closet
- Two sided gas fireplace between the master and ensuite
- Skylight in the master walk-in closet
- Automated custom blinds in master
- Recessed lighting and wall sconces in all bedrooms
- Custom closet organizers in all closets
- Automated skylight above staircase with remote
- 2nd floor laundry room with full size washer/dryer

Master Bathroom

- Spa-like Soaker tub
- Separate walk-in shower with custom glass and top of the line fixtures
- Ciot large format tile including porcelain shower wall
- Custom double sink vanity with wall mounted faucet
- Quartz counters
- Wall mounted toilet
- Designer chandelier
- Gas fireplace



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Feature List

Basement

- Designed for entertaining
- Extensive custom built-ins to maximize storage space
- Large Ciot heated tile flooring throughout
- 8' ceilings
- Modern gas ribbon fireplace
- Under-mount bar sink
- Full size French door bar fridge
- Integrated garbage and recycling drawer
- Sound proofing in the ceiling
- Basement laundry room with custom built-ins and full size washer/dryer
- Fifth bedroom with above grade windows and large, deep double closet
- Cold room for extra storage
- Walk-out to backyard

Garage / Studio

- Fully finished detached garage
- Large tile flooring
- Insulated and complete with cable and electrical
- French garden doors and sliding doors for maximum air flow and light

Security and Sound

- Built-in Sonos sound system
- Speakers are located on main floor, in basement and exterior
- Integrated security system with exterior cameras and app for monitoring

Heating and Air Conditioning

- Designed for maximum efficiency
- Radiant in-floor heating in the basement and master bathroom
- Staircase acts a chimney to circulate heat
- Central air conditioning and passive cooling through the automated skylight to let heat out in summer
- Furnace with humidifier and air exchange system
- Three gas fireplaces allow for additional heat

Exterior Landscaping

- Fully landscaped front yard with perennial gardens and retaining wall
- Stone driveway and walk-ways
- Composite decking used in backyard with new railing and built-in bench seating
- New fencing
- Rough in and electrical in place for future hot tub
- Gas BBQ hook up



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