

---

# 56 FENNINGS STREET

## FEATURES

---

### ***The Bones***

- Retrofit certificate (All work performed with permits)
- 200-amp Electrical Panel 2019
- Gentek awning style windows 2015
- Velux skylights
- High efficiency furnace
- Water filtration system (rented)
- Tankless hot water (rented)
- Spray foamed vaulted ceilings
- New plumbing (including main drain) and back-water flow valve
- Sprinkler in furnace room

### ***Extras***

- 7.5" engineered oak flooring throughout (Ariavent floor registers)
- Fireplace on every floor (2 x Napoleon gas fireplaces + one electric fireplace in the basement)
- California shutters throughout
- Split system Daikin Ductless Air exchangers
- Custom Canadian made exterior doors with Emtek mortise locks
- Rubber membrane under flooring for added noise deadening
- Interconnected fire protection
- Fire rated separations and fire rated basement doors with self closing hinges
- Hardwired wireless access points on all floors
- Enterprise level UniFi networking
- 32x Cat6e Ethernet ports run throughout home
- Fully integrated Lutron Caseta Smart LED lighting
- Flush mounted LED pot lights throughout as well as LED Edison bulbs

### ***Exterior***

- Graniflex\* concrete coating (2020)
- Gentek siding (2018)
- New roof (2018)
- New soffits, fascia, troughs, and downspouts (2018)
- Exterior smart LED lighting
- Enclosed front porch with clear cedar ceiling

### ***Backyard***

- Custom built deck
- Faux boxwood hedge walls with integrated LED smart strip lighting
- Storage shed with ample storage and new electrical (2015)
- Projector screen

### ***Garage***

- 2 car garage with Valance roof for extra storage
- Keypad entry
- Meets City bylaw requirements for 2 storey 1150 sq ft Laneway suite

### ***Foyer***

- Custom built entry bench with storage and hooks
- Schluter heated floor
- Mosaic concrete tilework
- Smart exterior light switches

### ***Living Room***

- Approximately 10' ceiling height
- Exposed brick
- Custom mantel, shelving, and fireplace stonework with A/V Cables running inside mantel
- Napoleon gas fireplace with remote housed in original Victorian fireplace opening
- Custom bay window bench with storage
- Custom under stair storage
- Glass railing and new oak staircase

### ***Dining Room***

- Mercury Row Chandelier
- Frigidaire wine and beer fridge
- Quartz counter top
- Custom wooden wine glass and bottle holder
- Custom floor cold air return

### ***Kitchen***

- Walk in pantry
- Alternate side entrance
- Double oven GE Profile
- Stainless Gas Stove
- Deep LG stainless fridge with water dispenser and ice maker
- Farmhouse large sink
- Mosaic concrete tile work
- Kendal Industrial light fixture

### ***Bathroom***

- Adjustable heated floors
- Custom Canadian designed vanity and medicine cabinet
- Bidet toilet seat

#### *(Area Outside Bathroom)*

- California Closets built in complete with filing cabinet, laundry hamper, and storage
- Bosch 800 series washer and dryer

### ***Rear Bedroom / Office***

- California custom closet
- Dedicated power lines for high power
- Nest Smart Learning thermostat
- Ample storage in closet

### ***Family Room***

- Vaulted 18' ceiling with custom dormer
- Fully integrated in mantel and in wall speaker and AV cable solutions
- Napoleon gas fireplace with remote
- Velux skylight

### ***Balcony***

- Approximately 150 square feet
- Glass railing
- CN Tower View

### ***Master Bedroom***

- 16' vaulted ceiling
- Velux skylight with solar powered black out shade with remote
- Juliette balcony with glass railing
- Walk in closet with custom built organizers
- LG washer dryer in closet
- Daikin zone-controlled heating and cooling system

### ***Master En-suite***

- Velux skylight
- Custom Separate shower enclosure
- Jacuzzi brand bathtub with Grohe faucet
- Daikin zone-controlled heating / cooling
- Brondell heated seat with drying, deodorizing, and storable user settings bidet
- Carrara marble shower floor
- Venato 24" floor tiles

### ***Main Bath***

- Carrera marble floor
- Custom Separate shower enclosure
- Zipcode Design vanity
- Soaring Victorian ceiling

### ***Basement Unit***

- Fully furnished
- Retrofit certificate issued in 2015
- Bathroom redone in 2019
- Aqua Plus waterproof laminate flooring 2019
- Backwater valve in bathroom
- Unifi wireless access point on ceiling
- Nest smoke/carbon monoxide detector
- Marble counter top
- Electric fireplace
- Exposed brick
- Brightly lit with many LED potlights throughout
- Smart keypad entry lock
- Fire rated entry door with self closing hinges

### ***Laundry Room***

- Fully redone in 2014
- Automatic lighting
- Fire rated door with self closing hinges
- Laundry tub
- Washer and dryer
- Cleaning solution mix machine

### ***Storage Room***

- 3 x condo sized storage lockers
- Fire rated door with self closing hinges
- Ample additional storage