

## **200 Oakcrest Ave - Feature List**

### **Front Façade:**

Brick front also on the second story under siding  
Front porch rebuilt in 2014

### **Living Room:**

Slate tile entry floor in foyer area  
Woven Bamboo floor  
New wood frame window  
Crown Molding  
Soundproofing between neighbour with two layers of soundproof Roxul insulation

### **Kitchen:**

Custom solid Cherry wood cabinets  
Granite Counters  
Double sink  
Slate backsplash  
Fisher & Paykel Stainless steel refrigerator  
Fisher & Paykel Stainless Steel 5-burner DCS Gas  
LG Dishwasher  
Crown Molding  
Exposed brick chimney  
Custom centre island  
Soundproofing between neighbours with two layers of soundproof Roxul insulation

### **Dining Room:**

Custom rear addition built with all permits in 2010  
Built-in ceiling speakers  
Bar sink & cabinet  
Electronic & remote controlled skylight – auto closes when it rains, or set on a timer  
Crown molding  
Custom transom windows  
Woven Bamboo floor

### **Master Bedroom:**

Hardwood Floor  
Bay Window  
Ductless A/C unit installed in 2016  
Vaulted ceilings  
Spray foam insulation added to all master bedroom walls

**Master Bedroom Loft:**

Hardwood floor  
Custom steel and wood railing  
Custom wood ladder  
Two windows, one opens fully onto the flat roof

**Second Bedroom:**

Hardwood floors  
Large window  
Closet  
Built-in Murphy bed with built-in fold out desk  
Walk-out possible onto flat roof through window  
Exterior walls have extra spray foam insulation

**Second Floor Bathroom:**

Renovated  
Claw foot tub – resurfaced in 2010  
Slate tile floor  
Window  
Vented

**Basement Bedroom:**

Slate tile flooring  
Above grade window  
Built-in desk  
Built-in storage  
French door  
Metal joists in walls

**Basement Bathroom:**

Slate tile floor  
Heated floor  
Soaker tub  
Medicine Cabinet  
Vented

**Rec Room:**

New broadloom carpet  
Above grade window  
Exhaust fan  
220V plug and 9 electric outlets (was once a workshop)

**Backyard:**

138' feet long with patio, huge lawn area and perennial gardens  
Custom built in 2012 Shedman Wooden Shed with cedar shakes, copper eaves troughs,  
Blue termite proof wood bottom plate