

# 5 Elmer Avenue

## Notable Features

### Interior Features

- + Bamboo flooring on all three levels
- + LED Pot lights
- + Hunter Douglas window coverings throughout (Pirouette, Duette, designer screen shades & wood blinds) \*some motorized
- + Main floor powder room with transom windows
- + 2nd floor laundry closet with Bosch washer/dryer
- + In-ceiling speakers (roughed in)
- + Keypad entry
- + Closet organizers in bedrooms
- + His & hers closets in back bedroom
- + Large linen closet

### Living Room

- + Bio-ethanol fireplace
- + Built-in storage and display shelves
- + HD Pirouette window coverings

### Kitchen

- + Top-of-the-line stainless steel appliances
- + Panel ready Liebherr refrigerator
- + Integrated Thermador gas range
- + Vent-a-hood range hood
- + Thermador wall oven + integrated microwave & warming drawer
- + Fisher & Paykel double-drawer dishwasher
- + Island with breakfast bar and prep sink
- + InSinkErator stainless steel garbage disposal
- + InSinkErator instant hot/cold water dispenser
- + Granite and concrete counters
- + Glass tile back splash
- + Chef's desk
- + Walk-out to deck

### Primary bedroom

- + Bay window
- + Room darkening Hunter Douglas Duette Honeycomb shades
- + Custom built-in storage

### Main Bathroom

- + Double vanity with vessel sinks and wall-mounted faucets
- + Soaker tub
- + Glass enclosed shower
- + Toto Neorest EF integrated washlet toilet

### Basement

- + Underpinned to >7ft (2008)
- + Built-in cabinets and display shelves
- + Bio-ethanol fireplace
- + Full bathroom with double sink and glass-enclosed shower

### Mechanical Updates

- + Hydronic radiant floor heating throughout
- + Amana HE central AC unit
- + High efficiency boiler and stainless steel heat exchanger
- + High efficiency hot water tank & indirect holding tank
- + Updated plumbing
- + ADT (TELUS) security system

### Structural Updates

- + 7' addition on 2nd floor
- + Underpinned to >7ft (2008)

### Electrical Updates

- + 100 Amp panel
- + Updated wiring

### Exterior Features

- + Exterior stucco application over double brick
- + Roof recently resingled
- + Most windows replaced
- + Perennial gardens
- + Interlock walkway
- + Backyard patio & deck
- + Leaf Guard system

## Inclusions

All electric light fixtures, window coverings, stainless steel appliances (gas cook top/wall oven/integrated microwave/double drawer dishwasher/range hood), panel ready refrigerator, washer/dryer, garbage disposal, water dispenser, AC unit, high efficiency boiler, high efficiency hot water tank