

Kitchen Reno – 2013

New Stainless Steel Pro-grade appliances

- Viking (Brigade) 5 burner stove with convection oven
- Viking Professional hood, new insulated 10" exterior exhaust, stainless steel trim
- Viking French door refrigerator with bottom freezer, filtered water and ice maker
- Marvel undercounter wine cooler with stainless steel door, extension shelving, digital temperature control
- InSinkerator hot water dispenser with filter added

Maple cabinets modified for new refrigerator and hood

Additional cabinets and storage, full suspension drawers with wood boxes

Lighting Upgrades - 2013

- Antique dining area chandelier
- Molto Luce Arcano chrome pearl halogen entry lighting on mini-rail system

Hot water heater – 2012?

- New Rheem 60-gallon commercial-duty hot water heater

Security System – 2011

State-of-the-art Honeywell wireless security system with video surveillance, telephone and cell (GSM) connection to security service (AE Security).

- Touch screen control panel
- Total Connect App for remote arming, disarming and video streaming on smart phone (iPhone or Android), iPad, or computer
- Honeywell concealed wireless recessed door transmitters for exterior doors and sensor on garage door
- Glass breakage detectors (two on 2nd and one on 3rd floors)
- Low temperature and water level detector (ground floor utility room)
- Smoke detectors (3 floors)
- Heat sensor in garage

Built-in Garage Storage Cabinets – 2009 and gas heater 2014

Custom built-in storage cabinets with sliding doors and full suspension wooden drawers all around garage interior provide space for garbage and recycling bins, winter tire storage, work bench with light and full suspension drawers, filing cabinet, suitcase storage, off season clothes, winter blankets, 250 bottle wine cooler, kitchen accessories, and files, and firewood.

- Natural gas line run into garage in 2014 and Reznor gas heater with outside vent added. Thermostatically controlled, rapid heating of garage.
- Fluorescent lighting added
- Heat sensor and garage door sensor tied into security system
- 250 bottle KoolSpace VintageKeeper double-door wine cooler (negotiable)
- Light panels added to top of garage door
- New ultra-quiet Marantec garage door opener with DC motor and belt drive, digital operating system, automatic soft start and stop, and HomeLink Universal transceiver for vehicle devices

Landscaping and Entry Remodeling – 2008

- Exposed aggregate patio extensions (south and east) and front walkways (south) added
- Solid cedar pergola
- Wood lattice covers for air-conditioner and meters
- Grey stone fence with aluminum top fence on east side
- Ledgerstone columns with aluminum fence and gate added to south side
- New trees (Swedish columnar aspen) added on east and south sides
- New flower bed with shrubs added on south and east sides
- Glass entry canopy, chain supports with lion heads
- Matching ledgerstone added to south exterior walls
- Rubbermaid garden shed beside garage (included)

Central Air-conditioning – 2007

- Carrier Performance Series high efficiency (SEER 15.5), quiet (68 dB) central air-conditioning (with Puron refrigerant)
- GeneralAire Legacy series evaporator pad humidifier
- Nest remote controllable “smart” digital thermostat (connected to Wi-Fi for remote control of heat and a/c and temperature settings through smart phone, iPad or computer)

Upgraded Security Features

- Medeco Maxum High-Security deadbolts with key control on all exterior doors (5 total)
- Medeco Steelguard Dropbolt (“jimmy-proof”) with High-Security cylinder and Bodyguard protection plate for second lock on entry door
- MAG High-security strikes, elongated screws on all entry doors
- Protekt security film on ground floor windows and garden doors, 2nd floor balcony door glass and kitchen window; Lexan glass on entry door
- Rollco aluminum insulated roll shutters on ground floor windows
- Electrically-operated Rollco aluminum insulated roll shutters on ground floor garden doors
- Garage door bolt

Original Upgrades

As the original owners, were able to customize the unit extensively:

- Added wood-burning fireplace in den with slate and wood trim
- Grohe plumbing fixtures throughout including gold trim, thermostat showers
- Miele stainless steel dishwasher
- Elongated Kohler toilets
- Full, double-thickness Brazilian Sage Brown granite in kitchen
- Portuguese Brescia Tavra marble vanities and backsplashes with customized edging in two upstairs bathrooms
- Decora light switches and receptacles, Lutron Maestro electronic dimmers
- Italian porcelain tiles in both upstairs bathrooms and showers
- Kindred double stainless steel undermount kitchen sink
- In-Sink-erator Pro77 heavy-duty garbage disposer (1 hp) with sink-top switch
- In-Sink-erator hot water dispenser in kitchen
- Hafele nickel-matte kitchen cabinet pulls
- Grohe satin nickel soap dispenser in kitchen
- Under-counter 48 bottle wine cooler in kitchen
- Stained maple flooring and stair railings
- Heat-circulating blower, polished brass louvres, and ceramic firebrick lining for Napoleon gas fireplace in living area
- Heat lamps in bathrooms
- Phantom retractable sliding screens on balcony and garden doors

A Special Home—Best Features

1. Spectacular view of the downtown sky line and new East Village development from two floors, each with SW balconies. The southern exposure with eastern and western views floods the rooms with sunlight from sunrise to sunset.
2. The unique layout with open kitchen, dining and living area and an adjoining den with wood-burning fireplace all on one level. Great for entertaining.
3. The double master bedrooms each with ensuite baths make it easy to host visitors. The large MBR bath has double vanities, separate shower and a whirlpool tub with view of the city skyline.
4. The private garden on the ground level with cedar pergola and exposed aggregate patio. It has a natural green fence of cotoneaster hedges and Swedish aspens with stone accent fencing—great for summer BBQs. With the southern exposure the flowers at the front bloom all season and provide a burst of colour for the entry.
5. Oversized front-drive attached double garage with thermostatically controlled gas heater and two full parking places in front. Completely developed garage storage area with room for disposal bins, seasonal tire storage, off-season clothes storage, shelving, tool box, work bench, file cabinet, 250 bottle wine cooler, kitchen storage, and firewood.
6. Superb finishes throughout: rustic maple and slate stone flooring, wide baseboards, 9' ceilings, slate stone finishing on two fireplaces, maple wood kitchen cabinets with full suspension drawers and wooden boxes, maple wood bath cabinets, Brazilian granite kitchen counters, Portuguese marble vanities, Italian porcelain tiles, Grohe fixtures, Kohler water closets.
7. The gourmet kitchen with new pro-grade Viking stainless appliances and exhaust hood, Miele stainless dishwasher, a Marvel under-counter wine cooler, Kindred double-stainless sink with Grohe pull-out spray, InSinkerator brushed nickel hot water dispenser, and 1 hp garburator with counter-mounted switch.
8. Two fireplaces—the instant warmth of the Napoleon gas fireplace in the living room and the wood-burning fireplace in the den.
9. Central air-conditioning. Don't know how we lived without it! Quiet, dust-free, summer sleeping comfort.
10. Smart home features: high tech Honeywell security system with smart phone access, Medeco high security locks with key control and Nest remote climate control features provides peace of mind when away from home, and easy traveling; high speed internet from Telus over fibre optic system (100+ Mbps download and 25+ Mbps upload), Cat 6 cable feed to living area.

1 - 505 5 STREET NE

LOWER LEVEL - 362.97 Sq.Ft. / 33.72 m²

MAIN LEVEL - 758.25 Sq.Ft. / 70.44 m²

UPPER LEVEL - 767.03 Sq.Ft. / 71.26 m²

TOTAL SIZE - 1888.25 Sq.Ft. / 175.42 m²

