

357 Rhodes - Upgrades and renovation specifics

House taken back to the studs and legally renovated to two highly energy efficient units
Quartz waterfall island countertop in main floor kitchen with matching full slab backsplash
Quartz countertop upstairs in unit kitchen with mobile island
Quartz Bathroom vanity tops – whole house
All bathrooms have heated floors powered by water – always warm
Top of the line Moen “45 Degree” Bathroom and Kitchen taps
Kohler toilets in all bathrooms
Separate washer and dryer for each unit
Custom built super energy efficient swing out patio door
New plank style resilient flooring throughout including soundproofing between units
Cedar deck built with above code reinforcement – including patio table and sofa set
Natural gas line direct to Weber Genesis BBQ
HD antennae on roof – no cable bills
Nest Security Cameras can be included
Amazing water pressure and designed to support multiple appliances/ showers running at the same time

Main Floor unit Appliances:

5 Burner gas Cooktop
Built in Wall Oven with Wave Touch controls
Built in Microwave with Wave Touch controls
“European” style fridge
Glass canopy wall mount exhaust hood
Bosch Dishwasher
Whirlpool Washer and Gas Dryer

Upper unit all high-end appliances including dishwasher and stacking washer/ dryer

Building systems

Completely new main floor substructure

- including new LVL 5 ply 2X10 support beam along east-west axis
- new support columns
- new footings

¾” plywood subfloor on main floor

Soundproofed ceiling between main floor and upper unit

- 2 sheets 5/8 type X fire rated drywall
- 2 layers Roxul Safe n Sound insulation
- 1 4-5 mm plaster veneer coating

Stairwell to upstairs 2 sheets 5/8 type X fire rated drywall and Roxul Safe n Sound insulation

Fire rated doors to units

New Drywall throughout plastered Diamond Veneer Plaster 3-4 mm coating

Insulation

Exterior walls insulated with Roxul & clad with steel sheeting and GP fire rated Densglass

Attic insulated with R50+ blown in Owens/Corning AttiCat blown in expanding fiberglass insulation

HVAC, Plumbing & Electrical

New Viessman 119,000 BTU High Efficiency Condensing natural Gas Boiler

New Viessman Stainless Steel Indirect Storage Hot Water Tank (92 Gallon/350 Litre) - lifetime warranty (i.e. tons of hot water and no need to worry about when you can have a shower)

Heated bathrooms floors (hot water tubes)

New -2.5 Ton 17 Seer Panasonic Mini Split System – 1 Head unit per floor

Vanee HRV – air exchanger main floor & basement unit

Electrical Upgrades

entire house new service (all new wiring), (separate permit from ESA)

- New Main 200 AMP service breaker panel
- New Sub panel in upstairs unit - 60amp service
- New 4" and 5" LED pot lights throughout the house
- 4 Nest Smoke/CO2 detectors
- Commercial grade lighting exterior rear

New natural gas lines throughout house including manifold and line to BBQ

Plumbing

New Water lines throughout house including 3/4 Supply lines to second floor unit

New stack for all bathrooms

Incredible water pressure throughout the house