

15 Robarts Drive

Property Features and Upgrades

Lot & Exterior Features

- Premium “look out” lot
- Central view of ravine and pond
- Exceptional Classic English and French Provincial architectural design finished with stone, stucco and genuine clay brick (including sides and rears)
- Pre-cast detailing such as arches, keystones, banding and sills to front elevations
- Six-foot (6'0") wide vinyl sliding patio door with transom window above
- BBQ natural gas line to rear of the home

Security & Systems

- Exterior camera system (front and back yards) with separate monitor system and iPhone app
- Alarm system with three keypads, glass breakers, motion detectors and door contacts
- Central vac system with power head, sock hose, accessories, and cabinet vac plate in kitchen island
- “Power Pipe” heat exchanger and drain water heat recovery system for energy-efficient hot water
- Power humidifier mounted to the furnace

Kitchen & Bath Upgrades

- Upgraded Café appliance package with built-in Keurig coffee maker in refrigerator
- Granite countertops in kitchen and all bathrooms
- Full-depth fridge upper with crown moulding and fridge gables as required
- Stainless steel undermount sink with DELTA polished chrome pull-out spray
- Upgraded 5'0" freestanding tub in primary ensuite with deck-mounted polished chrome faucet
- Separate shower stalls with frameless glass enclosure, mosaic shower floor and recessed waterproof ceiling light
- Choice of quality cabinetry from standard samples for bathroom vanities with granite countertops and DELTA undermount sinks
- White DELTA plumbing fixtures including polished chrome faucets

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Property Features and Upgrades Continued

Interior Finishes

- Upgraded ceramics in front entry, kitchen, hall, powder room and master ensuite
- Upgraded listellos in kitchen, laundry and all bathrooms
- Tray ceiling in family room
- California shutters on all windows and patio door
- Upgraded railing, balusters and iron spindles
- Upgraded fireplace built-out mantel in family room
- Glass frameless showers in all bathrooms on second floor
- Hand-scraped hardwood flooring in family room, dining room, lower hall, office and upper hall
- Decorative glass insert on front double door
- Upgraded baseboards and casing
- Upgraded lever door handles
- Decora switches and plugs throughout and pot lights on interior and exterior

Architectural & Structural Details

- Seven to eight-foot (7-8') high basement ceilings
- Nine-foot (9') high smooth ceilings throughout the ground floor
- Eight to nine-foot (8-9') high ceilings on second floor with raised smooth coffered ceilings in primary bedroom, front entrance and dining room
- Smooth finish 7'0" tall "Carrara" interior passage and closet doors with nickel finish hinges and lever handles
- Privacy door locks on all bathrooms
- Single-sided gas fireplaces with white cabinet mantels
- Imported ceramic floor tile in foyer, kitchen, breakfast room, bathrooms and laundry (stacked or brick pattern)
- Stacked imported ceramic tile in all bathtub enclosures and non-glass shower walls up to ceiling
- 4"x 3/4" pre-finished engineered hardwood flooring on main floor and upper hall