



276 WRIGHT AVE

Some Things To Know

SOME IMPORTANT BACKGROUND INFO

- Both sellers are national and international award-winning designers by trade and it shows in the way they have designed and renovated the home to fit their family's needs. (Fun fact - they met working together on an award-winning design campaign at the same firm)
- One seller is the Creative Director at an international firm specializing in interior design of commercial, retail and residential spaces
- The other seller's background is in what used to be called Architectural Design but is now called Environmental Design, all about the design of specific environments to reflect the needs of the people who use them. He is the managing design partner in a design/build commercial construction partnership.

HIGHLIGHTS THAT MIGHT NOT BE OBVIOUS

- Square footage: 2696 above grade; 1149 below grade.
- According to the seller, their heating bills suggest the home is one of the most energy-efficient in the neighbourhood. They believe that, based on Enbridge reports, they are in the top 5% (when they purchased, the home was in the bottom 5%)
- Seller says neighbours on each side are lovely.
- The entire home is on a surge-protector on the electrical panel so the entire home is protected from power surges. There is a UV light inside the return air HVAC duct to kill germs and viruses - seller has a spare light for it.



- The Rain Chain in the front yard. The rain filters from the eavestrough down the Rain Chain. It is mesmerizing and peaceful to watch (and, per above, serves a purpose in keeping the front yard hydrated). When it freezes in the winter it looks like an ice sculpture.



HOME INSPECTION

- A++ home inspection from Carson Dunlop - ask LA.
- In the home inspection the inspector questions whether some of the sinks have p-traps - apparently they do and they are in the wall to make room for drawers.
- Otherwise fantastic inspection references some cracks in the concrete beside the house which the seller has now remediated.



RENOVATIONS

Previous owner(s):

- Built an extension off the back that is now the kitchen and third-floor walk-out creating more living space than the average home in the neighbourhood
- Updated all of the electrical (wiring) and mechanicals.
- There are two 100-amp panels (one on the lower level and one on the second level). See home inspection for all details.
- Updated drainage plumbing from the street.
- Updated rough-in plumbing throughout.

Current owner:

- All-new, Low-E windows throughout (except 2nd-floor bathroom as it was newly replaced when the home was purchased - it is also possibly Low-E).
- All exterior doors (except ensuite double door which is custom and was not that old).
- All interior doors and hardware.
- Entire basement floor was re-poured to 4" thick with a concrete vapour barrier underneath (typically used in commercial/industrial buildings to prevent ground moisture, water and radon gas infiltration). Operates as a reverse bathtub under the house and rarely used in residential buildings because of cost.
- Raised subfloor in the basement just in case water does get through (but never has) with runoff to shower drain.
- All flooring throughout (engineered hardwood - American Walnut - throughout the main floors, vinyl plank in the basement.)
- New stairs throughout (hardwood caps on main floor stairs, second-floor stairs are made from live-edge walnut.)
- The mechanical system is typically used in high-end residential buildings. The foundation of the system is a high-efficiency boiler that creates hot air via a radiator-like cartridge inside a high-velocity air handler. The high-velocity air provides more consistent, efficient and uniform heating/cooling throughout the home than a typical system. It also requires much smaller ducting and floor/wall vents. The boiler used to heat the air is used to provide on-demand hot water (combi-boiler). This system is set up using the boiler to fill the standard gas hot water tank to ensure 'truly endless' hot water (there is a more complicated explanation, but the short story is the hot water is endless). The family says they will do the same thing in any new home they build. Also overall cheaper to run this way.
- All bathroom finishes and fixtures.
- All decks have been replaced. Ground floor deck is approximately 12-years-old. Second and third-floor decks are 8/9-years-old.
- Porch deck and railing were re-built 3-years-ago.
- EPDM roof above kitchen (8/9-years-old - 50-year lifespan). EPDM is an extremely durable synthetic rubber roofing membrane.
- Shingle roof on the remainder of the house (3 or 4-years-old). There's a transferable 10-year warrant (client needs to find paperwork.)

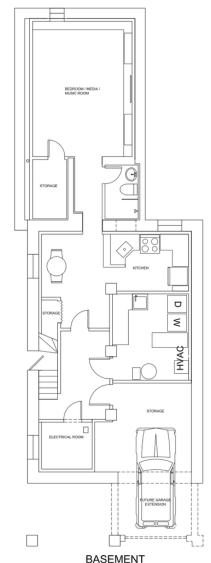
- New eavestroughs and downspouts - 4 - 5 -years old - with leaf screens visible from the 2nd floor on the east side New fence in the rear yard - 2-years-old.
- New paint - less than 2 years ago.
- New shed - 2 years ago.
- New pot lights and fixtures 0-5-years-ago.
- Kitchen has all been done in the past few years. Countertops are quartz and the recessed window sills (behind the countertops) are Corian.
- Double oven in the kitchen All window sills above-grade are Corian.
- Groundwater management system - weeping tile under the deck at the back that takes in water all the way to the garden by the shed. At front, there is a pipe at the bottom of the rain chain that takes the water to a French drain at the centre of the lawn (far from the house). It is a fabric-lined pit under the grass that's filled with gravel so that it can fill with water and then dissipate out into the surrounding earth over time.
- Updated rough-in plumbing throughout.

COSTS

- Taxes: \$7,856.12 (2020.)
- Approximate monthly hydro cost: Jan/Feb was highest month at \$118.87.
- Approximate monthly gas cost: \$98/month.
- The water and sewer bill is for 128 days at \$533.74 (Nov 8 -Mar 15)
- The solid waste management appears to be 181.86 for 3 months.
- Rentals: Water tank \$28.51/month plus HST

PARKING

- The client has drawings for plans to convert the front storage room (at the front - with the wire storage shelves and plastic bins) in the basement into a one-car garage. It would require getting a variance to extend out to as far out as the front porch. They've never gone to the City to put it in motion but will happily provide the drawings.
- Other parking options: There are four street parking spots out in front of the house as well as other spots on the surrounding streets. The family says that the majority of the time it is not hard to get a spot outside the house. It's not unusual in the neighbourhood not to have parking. And even those homes that 'officially' have parking, the driveways are too narrow and/or the garages aren't accessible.



INCLUSIONS

- All existing window coverings and electric light fixtures and fans; Nest thermostats and smoke detectors.
- Existing fridge, stove, two ovens, dishwasher in kitchen.
- Existing fridge and stove in basement kitchen.
- Existing washer/dryer in laundry room.
- Extra American Walnut flooring (in storage area); extra tile and vinyl flooring.
- Outdoor shed.
- Built-in shelves in den on main floor.
- Built-in storage unit in the principal bedroom.
- Built-in shelves in the 3rd bedroom.
- Barbecue on 2nd floor walk-out.

EXCLUSIONS

- Roses in the front garden have sentimental value (seller will re-plant.)
- Quiver and arrows in the principal bedroom (holes will be patched up.)
- Barbecue in the main patio area.

OTHER

- Ideal closing date: 60-90 days/TBA. Seller prefers a longer closing.