



# 270 HASTINGS AVE

## Highlights and Features

### **THROUGHOUT**

**Custom designed and fully renovated by licensed trades across all 4-stories.**

- Canadian Made Perverco Hardwood Flooring throughout Main, Second and Third Floors
- Painted solid wood Step Bevel baseboards and Casings throughout Main, Second and Third Floors
- CAT-6 home network wired throughout the house
- Maxxmar Dual Shades throughout house with blackout roller shade in all bedrooms (2018)
- Completely new roof including new plywood sheeting (flat, sloped and deck), siding and attic insulation (2018)
- New soffits, fascia and gutters with leaf guards (2018)
- New triple-pane windows, skylights, and exterior doors (2018)
- HVAC, furnace, air conditioning (2015)
- Backwater valve and sump pump (2016)
- Updated electrical with two 100-amp panels (2015)
- Elevated plumbing fixtures throughout the main home including skirted toilets, hands free flushing, vessel sinks, freestanding tub faucet, and rain shower head with hand shower on slide bar for easy cleaning.
- Pot lights and stylish light fixtures throughout

### **MAIN FLOOR**

**Custom designed feature wall with hidden door to large storage closet and another to a well appointed powder room.**

- Fully renovated kitchen with plenty of pantry storage for the avid cook.
- Large, deep stainless steel Blanco undermount sink paired with high quality KWC faucet
- New appliances including KitchenAid counter depth french door fridge with built-in filtered water and ice dispensers (2015), KitchenAid Induction stovetop/oven (2016), Falmec hood fan with 600CFM (2015), Miele panel front integrated dishwasher (2015), Panasonic built-in microwave (2015), Maytag washer and dryer (2015)
- Accent tile insert at the back door for character and durability
- Custom designed feature wall with hidden door to large storage closet and another to a well appointed powder room.

## **2ND FLOOR**

- 3 Large Bright Bedrooms
- Built in closets and bookcases
- Mural wall in back bedroom
- Large Main Bathroom with soaker tub and ample vanity
- Slat stair wall with custom oak railings

## **3RD FLOOR**

- Bright 3rd Floor Primary Suite (2018)
- Large skylight over the staircase brings natural light down to the 2nd floor hallway.
- Large 4 Piece Ensuite bathroom includes:
  1. Custom Walnut Double sink vanity with matching tall storage pantry
  2. Heated floors
  3. Low maintenance Curbless shower
  4. Modern Free-standing tub
  5. Operable skylight making the ceiling feel higher while bringing in sunlight and fresh air
- Large walk-in closet area with built-in hanging and drawer storage
- New walk-out 3rd floor deck (2018), recently painted (2023). Includes french doors with a retractable screen for that indoor/outdoor atmosphere.
- Built-in Laundry area with Maytag front-load washer and dryer (2015)
- Dedicated air conditioning unit with remote control thermostat (2020)
- Ceiling fan with switch and remote
- Layered lighting options including dimmable bedside sconces for each person, pot lights and a soft overhead light built into the ceiling fan.

## **BASEMENT**

### **Torly's Luxury vinyl waterproof flooring throughout (except tiled areas)**

- Tenanted Basement unit
- Separate entry at the front of the house
- Separate electrical panel
- Fully equipped kitchen
- Separate laundry with new washer and dryer (2017)
- New windows (including egress) and front door (2015)
- Updated dishwasher (2016)

## **EXTERIOR**

- Entirely New landscaping (front and back)
- Pressure treated front porch and basement walk-up
- Large format concrete pavers
- Teak garbage bin storage shed, smartly integrated into landscaping design
- Mature perennial garden
- Feature wall with climbing ivy
- Backyard multi-tier decks
- Large built in umbrella with Sunbrella fabric
- Storage shed (2020)
- Fences on both sides of back yard
- Paved parking pad including an exterior plug for hybrid vehicle