

91 Woodfield Road

EXTERIOR

- double wythe brick, slate shingle and powder-coated corrugated steel siding
- three-story rear addition is ICF construction (insulated concrete forms)
- roof is torched down three-ply membrane
- five decks total
- upper unit has 3 decks:
 - o constructed with ipe (tropical hardwood also known as Brazilian walnut, can last more than 50 years without needing replacement)
 - o large rooftop deck with pergola
 - o rear 2nd floor deck has natural gas line for outdoor barbecue
 - o front 2nd floor deck has concealed storage area for outdoor furniture etc.
- main floor unit and basement unit each have their own decks, constructed with pressure-treated wood;
- four water outlets: one at front, one at rear side, one on roof deck and one on basement deck
- low maintenance perennial gardens: front garden is watered naturally from downspout
- no grass to mow
- rear downspout drains into a large French drain
- new weeping tile system installed (interior and exterior) in 2007
- custom built outdoor storage lockers with breezeway
 - o 2 lockers for upper unit
 - o 1 locker each for other units
 - o 2 lockers for gardening equipment
- three car parking (no permit required)
- laneway access
- potential for laneway house

ELECTRICAL:

- 200 amp service
- separate metres and breaker panels for each unit

PLUMBING:

- all main plumbing drains are wrapped with BMIC soundproofing membrane
- plumbing manifolds on each floor
- water supply line from city connection is 1 inch copper pipe
- upper unit has separate water supply line
- main floor unit and basement unit share water supply line

HEATING, A/C, HRV:

- radiant in-floor heating throughout all units
- each unit has its own heating controls
- two Viessmann boilers (1 for upper unit and 1 for two other units combined)

- two Viessmann water tanks (200L for upper unit and 300L for other two units combined) with heat exchangers and separate floor drains
- four Mitsubishi ductless air conditioners (2 for upper unit and 1 each for other units)

SOUNDPROOFING

- each unit is separated by 1 ½ inch gypcrete layer sandwiched between two layers of Regupol soundproofing membrane

UPPER UNIT INTERIOR

- extra bright, with views of treetops
- engineered oak flooring and porcelain tile
- stainless steel countertops in kitchen, laundry room and bathrooms
- Wolf 36" range with griddle
- Miele dishwasher with custom cover panel
- Miele washing machine and dryer
- separate floor drain under washing machine
- Blanco kitchen sink and laundry sink with undercounter soap dispensers
- Living room ceiling height: 8'9"
- in-ceiling speakers
- steel stud wall installed over double wythe brick common wall, with additional soundproofing
- custom steel staircase with floating white oak treads and glass wall
- two bathrooms: one with a jetted bathtub
- storage room next to living room has rough-in for possible powder room
- master bedroom has operating skylight with remote control
- office has built-in desk, filing cabinet, shelving and a fabulous view of the rooftop deck
- built-in closet organizer in main closet

MAIN FLOOR INTERIOR

- laminate flooring and porcelain tile
- ceiling height 8'6"
- electric fireplace
- dishwasher, stove, fridge, washing machine and dryer
 - o washing machine has separate floor drain

BASEMENT UNIT INTERIOR

- polished concrete floor and porcelain tile
- sandblasted brick feature walls
- ceiling height 8'1"
- sump pump with battery backup
- dishwasher, stove, fridge, washing machine and dryer

LOCATION

- short walk to waterfront, Beaches, Leslieville, Little India
- close to transit