

305 – 25 The Esplanade Reno/Upgrades

Everywhere (except Master bedroom)

- New laminate flooring installed throughout
- New baseboards installed throughout
- All rooms repainted
- New energy efficient LED lighting

Front Entrance/Foyer

- Removed small closet and replaced with mud-room/bead board style seating, coat hooks, drawers and soft-close cabinets in 2019
- Upgraded electrical panel breakers & wiring to meet code for remodelled kitchen
- New Decora-style floor-level electrical outlet by door for charging devices
- New Decora-style smart switch (dimnable, adjustable via Google, Alexa or Siri)
- New light fixture
- Newly painted with new baseboards

Powder room (small bathroom)

- Completely remodelled in 2020-2021
- New toilet, vanity & sink
- New brushed-chrome faucet and fixtures
- New shut-off valves
- New 2nd electrical outlet between toilet & sink added
- New Decora style switches and outlets
- New LVT flooring
- Newly painted with new baseboards

Kitchen/Dining:

- Completely remodeled between 2020 and 2022 opening up small U-shaped Kitchen to long, open galley style
- New Energy efficient appliances:
- GE Cafe 30” Smart Touch-Control Induction cooktop
- Bosch ultra quiet (39dB) 800 dishwasher
- Large French Door 28 cu.ft. LG fridge with water and ice dispenser, and drawer freezer
- Kitchen Aid hood exhaust fan
- Blanco Urbena Faucet
- Blanco Precis U2 Double Bowl Undermount Sink, Cinder Colour
- New Plumbing
- Completely rewired to meet code
- Doubled available electrical outlets in kitchen/dining area
- Upgraded all kitchen outlets to 20-amp outlets with internal tamper-proof breakers around sink and dishwasher
- More than doubled cabinet/pantry/under-counter storage space with smooth soft close cabinets, pantry, drawers
- Remodelled laundry closet with new door, hoses, shut-off valves, plumbing and dryer filter
- New Dimmable under-cabinet counter lighting
- HVAC bulk-head running through middle of kitchen with HVAC rerouted around perimeter in smaller bulk heads
- New 3” drop down ceiling
- New dimmable (color adjustable) pot lights
- All lights (including under-cabinet counter lighting) and dryer fan on smart switches (dimnable, adjustable via Google, Alexa or Siri)

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Kitchen/Dining (Cont'd):

- All switch and outlet covers replaced with Decora-style switches and outlets
- All kitchen outlets upgraded to meet new code requirements – including running new wiring to the fuse box.
- Newly painted with new baseboards

Living Room / Hall

- New Blackout and Light Filtering Cordless Cellular Window Shades
- New heating/AC fan coil unit installed in 2020.
- Smart switch turns wall outlet on off for voice activated lamp (Google, Alexa, Siri)
- New Decora style smart hall light switch (Google, Alexa, Siri)
- New Bell Fibe/fibre Internet connection
- Newly painted with new baseboards

Master Bedroom

- New heating/AC fan coil unit installed in 2020.
- Increased shelf space/storage in walk-in closet by 25%
- Newly Painted

Master Bathroom

- Completely remodelled in 2022
- New sink, vanity and 2 new vertical cabinets tripling the storage capacity
- New toilet (replaced in 2020)
- New deep tub with subway tiles
- New framed/stained mirror
- New dimmable light fixture
- New dimmable pot lights including over tub and in shower
- New matt-black faucets and fixtures throughout
- New shut-off valves for toilet, sink, shower and tub
- Doubled the electrical outlets
- New LVT flooring
- Freshly regouted shower (in August 2022)
- Newly painted with new baseboards