

AMEDEO BARBINI
DESIGN|BUILD

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Classically styled. Professionaly built.



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A four bedroom classically styled home on the Forest Hill/Allenby border.

The architectural layout of this home is created to accommodate today's lifestyle requirements of multiuse, comfortable living spaces, with cozy functional bedrooms inclusive of today's modern appointments.

High ceilings, tall doors and large windows create an environment that is grand and airy. The two upper levels total approximately 2300 ft², with 10 foot and 9 foot high ceilings, and there is also a completely finished lower level of approximately 1200 ft².

The Exterior is professionally landscaped. The sophistication of exterior architectural details such as a stone front with copper roofs continues inside with stone flooring in the entrance and bathrooms, and hardwood throughout the balance of the main and upper levels. The kitchen features granite countertops and antique-finished cabinets, and there is a gas fireplace in the family room with custom mantel wall. The main floor also features extensive use of large-scale plaster moldings and a stone feature inset at the arched walkthrough, as well as 8 foot high French doors to the backyard. Plumbing fixtures throughout are top quality, all shower enclosures are frameless glass, and there is an air pool bath in the master suite, and a whirlpool in the 2nd floor main bathroom.

The lower level, part of which is easily convertible to nanny's quarters, features a front room with private entrance to the bathroom, 17x20 recreation room with a gas fireplace, a hobby room, laundry room, cold room as well as a wine storage room with a sink.

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EXTERIOR

- Wrought iron railings at entrance porch
- Landscaped front in accordance with landscape design
- New asphalt driveway
- Copper roofs, fascia, eaves and downspouts over front door and bay window
- Pre cast front door surround
- Ornamental pre cast at large roof peak
- Landscaped back in accordance with landscape design including tumbled interlock parking/patio area
- Wood deck at back
- Decorative wood screening
- Provisions for gas BBQ at back
- Two exterior water faucets
- Two exterior power outlets
- One exterior power outlet at front copper roof
- Emergency lighting at back
- Lighted front porch with two pot lights and decorative wall fixture
- Windows are all premium quality wood/pre finished aluminum clad
- Pre finished aluminum eaves, fascia, soffits and downspouts

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THE MAIN FLOOR

Foyer

- Front door is 38" x 102" high, 2 ¼ thick solid white oak with oak frame including ornamental wrought iron insert between tempered glass [iron finished in oiled bronze]
- Solid brass door hardware, deadbolt and lock set [finished in oil bronze exterior and brushed nickel interior]
- Limestone floor with mosaic marble inserts
- Traditional 8 ¼ wood baseboards
- Single closet 1 ¾ inch solid core door with applied molding including oversized casing, backbend and floor plinth
- 11 1/2 foot ceiling with oversized plaster crown molding and center plaster medallion
- Brushed nickel chandelier

Living /Dining Area

- Decorative bulkheads and oversized plaster moldings
- 10 foot ceiling
- 3 ½ inch white oak hardwood flooring finished in a dark walnut stain finish
- Traditional 8 ¼ inch baseboard
- Large divided light front window at bay
- Lighting includes four wall sconces, 15 halogen pot lights and ceiling outlet at dining area
- Large 2 foot deep by 10 foot wide alcove at dining area

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THE MAIN FLOOR

Walkthrough

- Decorative arches with four fluted pilasters at both sides
- Custom designed decorative stone floor insert
- Two halogen pot lights
- Traditional 8 ¼" baseboard
- 3 ½ inch white oak hardwood flooring finished in a dark walnut stain finish
- 9 foot ceiling

Kitchen/Breakfast/Family Area

- 10 foot ceiling
- 3 ½ inch white oak hardwood flooring finished in a dark walnut stain finish
- Traditional 8 ¼" baseboard
- Two sets of 8 feet high 2 ¼ inch thick, pre finished aluminum clad premium quality French doors
- 4 foot by 6 foot window at north elevation
- 36 inch gas fireplace[Napoleon] with plaster/stone Louise the 16th surround including entire fireplace wall clad in stone/plaster
- Custom designed antique finished kitchen cabinets
- Granite counter tops
- Hand painted feature on Italian marble with Italian marble at back splash throughout cooking area
- Double under mounted sinks with Kohler faucets

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THE MAIN FLOOR

Kitchen/Breakfast/Family Area (Cont'd)

- Integrated soap dispenser
- All appliances included
- Lighting includes 10 halogen pot lights, one overhead outlet in breakfast area, counter lighting and up lighting at kitchen
- Two custom inset bookshelves and cabinetry at south and north elevations

Powder Room

- 10 foot ceiling
- Traditional 8 ¼" baseboard
- Limestone floor with bronze inserts
- Oversized plaster molding
- Furniture type vanity with marble top
- Kohler toilet and sink
- Brushed nickel decorative rope faucet
- 8 foot, 1 ¾ inch solid core door with applied molding including oversized casing, backband and floor plinth
- Applied decorative moldings on walls
- Lighting includes two halogen pot lights
- Premium quality Panasonic fan with a timer switch
- GFI receptacle

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THE MAIN FLOOR

Staircase

- Solid oak treads with painted risers, large scale painted pickets and premium solid oak railings and corner posts
- Staircase to lower level is lighted by two wall sconces

THE SECOND FLOOR

Main Hallway

- 3 ½ inch white oak hardwood flooring finished in a dark walnut stain finish
- Large oversized bay with 42"x92" window
- 48"x48" Valex skylight
- Sloped ceiling from 9 feet to 12 ½ feet with vaulting to skylight
- Large plaster molding at 9 foot ceiling areas
- Traditional 7 ½ " baseboard
- 90", 1¾ inch solid core doors throughout with applied molding including oversized casing, backband and floor plinth
- Oversized chair rail with applied wood paneling below throughout
- Lighted with 10 halogen pot lights

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THE SECOND FLOOR

Main bathroom

- 2' x 4' vented Valex skylight
- 9 foot ceiling
- 66 inch Whirlpool [Ultra Regal II]
- Kohler toilet, two Kohler under mount sinks
- Temperature controlled, adjustable hand held shower on bar in chrome
- 8 foot multileveled custom maple vanity with stone tops
- Classical contemporary high spout faucets in chrome
- Limestone floor 12x24 laid in brick pattern
- Limestone walls 12x24 laid in brick pattern up to the 4' high and to the ceiling in tub and shower area
- Premium quality Panasonic fan on a separate switch
- Lighted with six pot lights and wall sconce over sinks
- Framed mirror over each sink
- GFI receptacle

Master Suite Entrance Hall

- 9 foot ceiling
- 3 ½ inch white oak hardwood flooring finished in a dark walnut stain finish
- Large plaster molding
- Traditional 7 ½ " baseboard

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THE SECOND FLOOR

Master Suite Entrance Hall (Cont'd)

- 90", 1¾ inch solid core doors with applied molding including oversized casing, backbend and floor plinth
- Oversized chair rail with applied wood paneling below throughout
- Lighted with 1 halogen pot light

Master Bedroom

- 9 foot ceiling vaulted to 10 feet
- 3 ½ inch white oak hardwood flooring finished in a dark walnut stain finish
- Large plaster molding
- Traditional 7 ½ " baseboard
- 90", 1¾ inch solid core doors with applied molding including oversized casing, backbend and floor plinth
- Lighted with 6 halogen pot lights, center outlet for future chandelier
- Switching for bedside plugs
- Emergency switch for outside lighting
- Two large scale windows 4 foot x 6 foot

Large Walk-In Closet

- 9 foot ceiling
- 3 ½ inch white oak hardwood flooring finished in a dark walnut stain finish
- Traditional 7 ½ " baseboard

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THE SECOND FLOOR

Large Walk-In Closet (Cont'd)

- 90", 1¾ inch solid core door with applied molding including oversized casing, backbend and floor plinth
- Lighted with switched ceiling halogen fixture
- Attic access

Second Walk-In Closet

- 9 foot ceiling
- 3 ½ inch white oak hardwood flooring finished in a dark walnut stain finish
- Traditional 7 ½ " baseboard
- 90", 1¾ inch solid core door with applied molding including oversized casing, backbend and floor plinth
- Lighted with switched ceiling halogen fixture

Master On Suite Bathroom

- 9 foot ceiling
- Large crown molding
- Large chair rail throughout
- One large double window
- Oval shaped air pool [Ultra Thermal] with heated back on slab marble deck [Crema Marfil]
- Crema Marfil 16x16 inch floor diagonally installed
- Crema Marfil 4x4 shower floor diagonally installed

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THE SECOND FLOOR

Master On Suite Bathroom (Cont'd)

- Crema Marfil shower walls with custom diagonal detailing
- Crema Marfil walls throughout up to 3 feet high
- Custom cabinetry with Crema Marfil slab top including framed mirror
- Frameless glass shower enclosure with slab marble seat
- Kohler toilet and under mount sink
- 4 piece brush nickel deck set with matching faucet for sink
- Temperature controlled, adjustable hand held shower on bar in brushed nickel
- Premium quality Panasonic fan with a timer switch
- Lighted with six pot lights and two wall sconces at sinks
- GFI receptacle

Second Bedroom (Master suite side of house)

- 9 foot ceiling
- 3 ½ inch white oak hardwood flooring finished in a dark walnut stain finish
- Large plaster molding
- Traditional 7 ½ " baseboard
- 90", 1¾ inch solid core doors with applied molding including oversized casing, backbend and floor plinth
- Lighted with center ceiling outlet for light fixture
- Switching for bedside plugs

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THE SECOND FLOOR

Second Bedroom (Cont'd)

- One large scale window 4 foot x 6 foot, 3 panels
- Full size closet with double doors

Third bedroom (Northwest)

- 9 foot ceiling
- 3 ½ inch white oak hardwood flooring finished in a dark walnut stain finish
- Traditional 7 ½ " baseboard
- 90", 1¾ inch solid core doors with applied molding including oversized casing, backbend and floor plinth
- Lighted with center ceiling light fixture
- Switching for bedside plugs
- One window
- Full size closet with double doors

Fourth bedroom (Northwest)

- 9 foot ceiling
- 3 ½ inch white oak hardwood flooring finished in a dark walnut stain finish
- Traditional 7 ½ " baseboard
- 90", 1¾ inch solid core doors with applied molding including oversized casing, backbend and floor plinth
- Lighted with center ceiling light fixture and one switched pot light at entrance

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THE SECOND FLOOR

Fourth Bedroom (Cont'd)

- Switching for bedside plugs
- One double arched window
- Full size closet with double doors

THE LOWER LEVEL

Main Hallway

- Carpeted floor (100% New Zealand Wool)
- Traditional 6 1/2 inch baseboard
- 80", 1 3/8 inch solid core doors with oversized casing
- Lighted with 8 halogen pot lights

Recreation Room

- Carpeted floor (100% New Zealand Wool)
- Traditional 6 1/2 inch baseboard
- Lighted with 9 halogen pot lights
- 36 inch gas [Napoleon] fireplace with hearth and stone mantel
- Two windows

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THE LOWER LEVEL

Hobby Room

- Carpeted floor (100% New Zealand Wool)
- Traditional 6 1/2 inch baseboard
- 80", 1 3/8 inch solid core doors with oversized casing
- Lighted with switched ceiling fixture

Front bedroom/office

- Carpeted floor (100% New Zealand Wool)
- Traditional 6 1/2 inch baseboard
- 80", 1 3/8 inch solid core doors with oversized casing
- Lighted with switched ceiling fixture
- One window
- One closet with double doors
- Private entrance to washroom

Washroom

- Granite floor laid at 45 degree with black insets
- Large three feet by six foot shower
- Frameless shower glass enclosure
- Walls in ceramic tile for shower and half wall throughout

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THE LOWER LEVEL

Washroom (Cont'd)

- Custom dark cherry colored vanity with marble top
- Mirrored wall over vanity
- Kohler toilet and under mounted sink
- 8 inch center chrome faucet
- Temperature controlled, adjustable hand held shower on bar in chrome
- Premium quality Panasonic fan with a timer switch
- Lighted with four halogen pot lights
- GFI receptacle

Laundry Room

- 18 inch by 18 inch premium ceramic floor
- Traditional 6 1/2 inch baseboard
- 80", 1 3/8 inch solid core doors with oversized casing
- Premium quality Panasonic fan
- Exhaust for dryer
- Gas and electrical hook up for washer/dryer
- Custom upper and lower cabinetry
- Stainless steel laundry sink with pull out spray faucet
- Lighted with switched ceiling fixture

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THE LOWER LEVEL

Wine/Storage Room

- 12 inch by 12 inch slate floor with slate baseboard
- 80", 1 3/8 inch solid core doors with oversized casing
- Custom oak cabinetry with vine bottle storage
- Kohler cast iron 12 inch by 18 inch sink with a goose neck chrome faucet
- One window
- Lighted by four halogen pot lights

Cold/Storage Room

- Concrete floor and block walls
- Lighted with switched ceiling outlet

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GENERAL FEATURES

- Premium wood and aluminum clad windows
- Virtually no exterior maintenance
- Entire house painted with premium oil paints (3 coats)
- Two 36 inch [Napoleon]gas fireplaces
- Brushed nickel door handles throughout
- All New kitchen appliances included
 - Fisher & Paykel 36 inch gas stainless cook top with 5 burners
 - Kitchen Aid stainless oven and microwave
 - Miele fully integrated dishwasher with stainless door and handle
 - Amana built-in stainless refrigerator, stainless [RHD]
 - Best fan insert

SELECTED CONSTRUCTION FEATURES

- Lower-level wall construction with stucco, 1 1/2 inch Styrofoam insulation, 12 inch masonry, half inch airspace, 3 1/2 inch studding with batt insulation and vapor barrier and half inch drywall.
- First level wall construction with stucco, 1 1/2 inch Styrofoam insulation, 8 inch masonry, half inch airspace, 3 1/2 inch studding with batt insulation and vapor barrier, and half inch drywall.
- Second level wall construction with stucco, 1 1/2 inch Styrofoam insulation, 5 1/2 inch studding with batt insulation and vapor barrier, and half inch drywall.
- All plywood sub floors installed with adhesive
- All plywood sheathing at exterior walls

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SELECTED CONSTRUCTION FEATURES (Cont'd)

- All kiln dried material used
- Sound attenuation batts at selected interior walls
- Sound attenuation batts around all plumbing drain pipes
- Solid bridging at all walls

MECHANICAL FEATURES

- Rough in wiring for security system
- Rough in for central vac system
- Carrier Sealed Combustion High Efficiency Gas Furnace
- Bryant/Carrier 3.0 Ton Central Air Conditioner Model 593C 036
- Honeywell High Efficiency 220 Central Humidifier
- Honeywell Programable Thermostat
- 3M High Efficiency Filter Media
- Gas line for exterior barbecue
- Gas line for washer and dryer
- Gas hot water tank [rented]
- Gas set up for kitchen cook top
- 200 amp service
- Approximately 87 halogen pot lights
- Phone lines set-up with CAD 5 Wiring in all rooms

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MECHANICAL FEATURES (Cont'd)

- CAD 5 wiring throughout house [house network wired]
- New 1 inch water supply line
- All new plumbing throughout including three quarter inch supply lines to each bathroom and kitchen

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<i>LOT SIZE:</i>	28.29 X 110
<i>TAXES:</i>	\$3,708.42 for 2003
<i>DRIVEWAY:</i>	Extra wide 12 foot mutual driveway
<i>PARKING:</i>	Pad parking at back
<i>LOCATION:</i>	Eglinton/Chaplin Crescent

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THE PROFESSIONAL TEAM

ARCHITECT:

Sabina Rotenberg

Integral Design Associates

LANDSCAPE ARCHITECT:

Frank DelVecio

Entire Landscape

INTERIOR DESIGN:

Amedeo Barbini

Ingrid Hanslep

Tristar Design Consultants

CONSTRUCTION MANAGER:

Amedeo Barbini

Trimont Construction Services

