

## 239 ALBANY AVENUE

### NOTEABLE FEATURES & UPGRADES

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#### **Noteable Upgrades**

Extension and renovation completed 2020  
All permitted and to building, fire and electrical standards  
Legal triplex plus 2 units built to code with path to legal status (zoning)  
Double soundproofing between floors  
Dual Navien hot water/boiler on demand  
Double 90 rubber roofing on house and single double 90 rubber roof on garage  
New Low E Thermal Fibreglass windows throughout  
Sump pump with back up battery  
Double main vent back up to street including back flow prevention  
All new HVAC  
R22 insulation existing walls  
New weeping tiles to addition  
3 x 100 amp panels with separate meters  
1 ½" gas line  
1" water line

#### **Features**

##### **Main Floor**

1,167 Sq. Ft.  
2 Bedrooms with double closets  
Hardwood flooring  
Open concept kitchen dining and living  
Custom kitchen cabinetry with glass countertop  
Centre island with Jenn-Air downdraft range  
Stainless steel fridge and dishwasher  
En-suite laundry  
5 piece bathroom  
Floor to ceiling windows with walkout to deck and green space  
Composite decking on solid concrete base and pillar  
Individual HVAC

##### **Second Floor**

1,222 Sq. Ft.  
2 + 1 Bedrooms with double closets  
Hardwood flooring  
Open concept kitchen dining and living  
Custom kitchen cabinetry with quartz countertop and island

Range, fridge and dishwasher  
En-suite laundry  
3 piece bathroom  
Floor to ceiling windows with skidding doors  
Individual HVAC  
Third Floor  
1,078 Sq. Ft.  
2 Bedrooms with closets  
Hardwood flooring  
Open concept kitchen dining and living  
Custom kitchen cabinetry with quartz countertop  
Range and fridge  
3 piece bathroom  
Juliette balcony

##### **Studio Suites**

550 Sq. Ft. each  
Open concept with 7'2" ceilings  
1 x 3 piece and 1 x 4 piece bathrooms  
Individual furnaces  
Separate entrance

##### **Front**

Front porch with storage below  
Front pad parking  
Landscaped

##### **Rear**

Large double full size car garage  
3 extra surface parking spots

michaelwellstead  
SALES REPRESENTATIVE

**BOSLEY**  
REAL ESTATE