

11 WOODFORD PARK ROAD

The logo consists of the letters 'KB' in a white, bold, sans-serif font, centered within a dark blue square.

Seller's Favourite Features

- beautiful skyline views from every floor
- private master bed/bath retreat on 3rd floor
- all bathrooms have heated floors + luxurious shower and jacuzzi bath in master bath
- private, low-maintenance backyard with natural gas fire pit + built-in natural gas bbq
- tobogganing and tennis at Jeff Healey park
- steps to Queensway cafes, restaurants, and ice cream!
- biking/walking access to Lakeshore trails
- easy access to downtown and Queensway shopping (Costco, Sherway, etc) steps away from TTC

MECHANICAL

Two independent HVAC units (2 furnaces and 2 air conditioners)

- 1st serves basement and 1st floor
- 2nd serves 2nd floor and 3rd floor
- Humidifiers on both units
- Allows for proper temperature control from floor to floor during summer and winter
- Increases energy efficiency since one bigger unit would struggle to achieve proper control
- Provide a “backup” in case one unit fails, the other keeps working so there is always some heat or cooling and so you’re not faced with a real emergency to fix things right away

Fireplaces

- Basement fireplace with remote and blower
- Main floor three-sided “peninsula” style fireplace with remote
- Master bedroom two-sided fireplace with remote and blower

Radiant Floor Heat

- Each bathroom has electric floor warming mats installed providing extra comfort

Water Heater

- Each bathroom has electric radiant floor heating providing extra comfort
- On-demand hot water heater supplies domestic hot water and snow melting function
- Domestic hot water installed with a storage tank that is also an electric hot water heater that serves as a backup

- Domestic hot water has a dedicated hot water recirculation “loop” to each fixture with a timer programmable recirculation pump providing “real/actual” on-demand hot water
- Provides almost instant hot water in the primary bathroom or anywhere else in the house

Plumbing

- 1” copper water supply provides ample volume and pressure for everyday needs
- Hot and cold water installed with a “manifold” system
- Direct distribution from the manifold to each fixture provides excellent water pressure reduces pressure imbalances
- Mainline back-flow preventer valve installed

Snow Melting

- Hydronic snow melting installed in the driveway, walkways and patio

Eavestrough Heating System

- Heating system roughed-in which may be used, if necessary, to prevent eavestroughs from freezing up during winter

Irrigation System

- Sprinkler system roughed-in in the front and rear lawns

Central Vacuum

- Exhausted outside to minimize dust
- Inlets on every floor and floor sweeps in both kitchens

ELECTRICAL

- 200 AMP service
- Electrical panel on 2nd floor
- Whole-home surge protector installed
- Pot lights throughout (Alzak trims) on the main floor
- Lighting professionally designed
- 3-way and 4-way switches installed throughout the house allowing for proper lighting control while moving from one area of the house to the other
- Dimmer switches throughout

STRUCTURAL

- 16” oversized LVLs and engineered floor joists provide stable floor structure minimizing flex or movement.
- Subfloors are ¾” tongue and groove plywood, glued and screwed on each floor
- Roof trusses sheeted with ¾” tongue and groove plywood with ice/water shield installed over the whole roof.

- House has been completely rebuilt and added onto
- All work done with permits and all inspections passes including the final inspection
- Foundation excavated and repaired complete with new parging, waterproofing, weeping tile

SECURITY

- Monitored alarm system installed with wireless connection (GSM monitoring) to the monitoring station
- Dedicated sensors for each window and door
- Sensors with motion and glass break detectors
- Sensors for smoke, carbon monoxide
- Temperature and flood detectors in mechanical rooms
- Control panels on each floor
- CCTV cameras around the house for additional security and monitoring

AUDIO AND VIDEO

- House is wired for sound, video and data throughout
- 7.1 surround setup in the family room, basement and primary bedroom
- All speakers mounted in-ceiling to prevent unnecessary clutter
- Speakers also on the back patio

LOWER LEVEL NANNY/IN-LAW SUITE

- 8-foot basement throughout
- Beautiful full bathroom also with radiant floor heating
- Full kitchen with dishwasher
- Separate entrance
- Alarm system may be programmed separately from upper levels

LAUNDRY

- Stacked washer/dryer
- Convenient main floor location
- Floor drain installed to prevent potential overflow damage
- Gas connection installed for a gas dryer if preferred
- In-line exhaust secondary lint filter installed on the dryer exhaust

OUTSIDE

- Low maintenance yard
- Built-in stone natural gas fire-pit and natural gas barbecue
- Large custom storage shed
- Plenty of parking