

45 Meadowbank Road

List of Features



Total First and Second Floor renovations completed end of 2021

HOUSE CONSTRUCTION

Vintage century beams culled from a rural property are solid, weight-bearing, and spectacular
New blackened bronze door handles, hardware, and fittings
Solid wooden doors throughout

KITCHEN

Café 36" Dual Fuel Commercial-Style six-burner Range (natural gas)
36" Dual French-door style Refrigerator
Bosch Dishwasher
Marble countertops and backsplash
Oversized island with matching marble counters
Small Appliance storage cupboards
Shaws ceramic double farm sink
All custom hand-built millwork by Atlantic Cabinets
Custom built-in buffet with glass front hutch
Large family-sized breakfast area
Restoration Hardware pendant light fixture
Walkout to expansive deck completed in August 2020
Main floor panty tucked in hallway

LIVING ROOM

Fireplace is ready for custom gas fireplace insert
Century wood mantle
Both East and West-facing windows
Custom California wood shutters
Wood storage box, pre-wired to over the mantle for media A/V needs
Custom Butler/Servery complete with:
Bar fridge
Glassware and bottle storage
Soap Stone counter
And valance LED strip lighting

HOME OFFICE

Custom built-in cabinet and workstations
Extensive bookshelves
Built-in Window seats
Slide-out printer cabinet
Space for a large meeting table or additional desk

SIDE FOYER AND MUDROOM

Exception Built-in storage
Built-in seating
Skylight
Access to garage and back yard

UPPER LEVEL

PRIMARY BEDROOM

Georgian arched window
Unique ceiling detail
Walk-in closet
4 Piece ensuite bath

GENERAL

Skylight over staircase
Open concept den or play area
Large bedrooms with ample storage and character filled architectural detail

LOWER LEVEL

Gym/Bedroom with historical sliding door
Two large walk-in closets
Access to cold room

RECREATION ROOM

Garden terrace style walkout to yard
Wood-burning fireplace
Beamed ceiling

KITCHENETTE

Butcher-block counters
Stainless Steel Fridge



HEATING, VENTILATION and AIR CONDITIONING

- Kick plate HVAC vents
- New Armstrong 100 BTU Furnace
- New air ducting throughout entire home
- New 3.5 tonne Armstrong AC system
- New 80-gallon gas hotter tank
- New gas line to deck for BBQ

DRIVEWAY and GARAGE

- New garage door opener
- Pot lights
- Drywall
- Polyspartic floor finish
- New solid asphalt pavement
- Wi-Fi ready

EXTERIOR

- Backyard graded and new sod October 2019
- Driveway asphalt, walkway, and landscaping October 2020
- Exterior home painted August 2020
- Back yard deck added August 2020
- Large pool-sized yard with many options to create the backyard of your dreams