

FEATURES OF 667 GEORGE STREET, BURLINGTON



Bespoke Bungalow Design by LKDesigns Inc. Stylish, tasteful finish meets prime location on a 62' x 121' lot in the highly sought after South Burlington Central core. A full, City permitted, 10 month renovation, in the final stages. Truly exceptional, new build & remodel, transformed to 2022 standards; this home is unparalleled with impressive finishes & custom details through-out:

*New renovation/remodel completion September, 2022.

*City of Burlington Permitted, 10 month custom renovation/remodel.

*Home Designed by LKDesigns Inc.

*Interior framing by York Renovations.

*New high efficiency two stage gas Furnace.

*New 2 Ton Air Conditioner.

*New Hot Water Tank; purchased.

*All new electrical wiring throughout to code; 200 amp service. New hydro service from the pole. ESA certification. (\$55K expenditure)

*All new PVC plumbing with complete replacement of all plumbing lines certified to City/Authority inspected building codes.

*New & enhanced insulation in walls and ceilings throughout the home to meet or exceed new building code standards. R60 Bedroom ceilings, R40 vaulted ceiling.

*All new Silex energy efficient fiberglass windows & doors with maintenance free frames.

*Custom Kitchen & Millwork by Crescent Cabinet; one of the most respected local manufacturers of quality custom millwork; family run in Hamilton since 1964.

*Canadian made Wedgewood Engineered $\frac{3}{4}$ " wide plank hardwood flooring throughout; with 30 year warranty.

*Modern 5 $\frac{3}{4}$ " bevel step baseboards throughout.

*The newest Lutron Sunnata light controls with dimmers on every light fixture in the home. Perfect lighting with a touch, or swipe the light bar to set your lights. Programmable or use the App for custom light control while home or away. A soft glow helps you find the light fixture at night.

*High end LED potlights throughout both levels of the home.

*Designer light fixtures by Lighting House.

*All new interior panel Shaker doors with black hardware.

*Custom Loft Door new "Magic" wall mount concealed sliding wood door with automatic light control on front foyer closet & custom wood Loft Door between Den & Laundry room.

*New Solid Wood Front Entry Door with transom window and Weiser programmable smart lock.

*New insulated Garage Door with wifi remote garage door opener & new side man door.

*CAD 5 data cables & hook-ups throughout & Coax cable ready for WIFI modem connection.

*Main floor den/office with built-in book shelf, brick feature wall, coax cable hook-up & custom wall to wall Silex high efficiency dual pane sliding window (95"w x 81"h) system with fiberglass black frame. Walk-out to 10'x 20' deck.

*Custom Loft Door new "Magic" wall mount concealed sliding wood door from Den/Office to Laundry room.

* Main floor laundry room with inside entry, built-in Crescent Cabinetry with luxe hardware & 24" x 24" tile floor. Large undermount laundry sink with pull down faucet & porcelain counter tops. New full size Maytag front load washer & dryer.

LIVING ROOM/GREAT ROOM

*Vaulted Ceiling.

*Bright, airy open concept main floor living space.

*LED Pot Lights.

*Contemporary chandeliers by Light House.

*Built-in library bookcases with Library lights.

*Valor transitional design Electric Fireplace with remote for light & colour combinations & timer & temperature controls.

*Wall to wall Silex dual pane energy efficient windows, 81"h x 112" w, with maintenance free fiberglass black frame.

*Light Filtering Custom Window Shade with black metal rod.

*Unique one-of-a-kind Norfinch custom manufactured 12 mm tempered Glass railing system with custom crafted solid oak staircase to lower level.

CUSTOM KITCHEN BY CRESCENT CABINET

*Top of the Line Fisher & Paykel appliances including 5 burner gas stove/36" gas convection oven, Panel french door fridge with freezer drawer & ice maker, Panel double drawer Dishwasher with separate controls.

*Custom Vent Hood with multiple settings & lights.

*Pot Filler Faucet.

*Stunning One-of-a-Kind Custom Crescent Cabinetry with luxury brass hardware & fixtures:

-Large Porcelain Waterfall Island with undermount Blanco double sink & pull down faucet.

-Numerous pull-out Pot drawers & spice pantries.

-Double glass pantry wall with open shelves, pull-out drawers & porcelain top beverage center with programmable wine cooler.

-Floating wood shelves.

-Porcelain counters & porcelain slab backsplash.

-Designer Pendant lights over the island with breakfast bar.

PRIMARY BEDROOM & ENSUITE

*Transom windows for natural light & privacy.

*Double wide closet with closet system & automatic lighting.

*LED Pot lights & designer ceiling light fixture.

*Travertine tile floors in primary ensuite.

*Luxe white Granite top vanity with double undermount sinks & soft close doors.

*Deep luxurious soaker tub with freestanding floor faucet, hand held shower & designer chandelier.

*Oversized Walk-in Curbless Glass shower with Rainshower & Handheld. Travertine floor & wainscoting & textured Italian wall tile. (Schluter system lined.)

*Stylish DVX Luxury Toilet sculpted from vitreous china featuring advanced low-flow, maximum flush performance technology. With an exclusive EverClean surface which inhibits the growth of mold, mildew & bacteria.

*Pocket Door from Primary Bedroom.

POWDER ROOM

*Luxurious modern wall mount black vanity with round black vessel sink.

*Brass wall faucets.

*Dreamy wallpapered ceiling.

*Designer wall sconces.

*DVX Luxury Toilet.

FULLY FINISHED LOWER LEVEL

*Spacious family room with LED pot lights and hardwood floors.

*Custom Kitchenette with wet bar, large island, quartz counters, undermount sink, black luxury faucet & hardware, soft close cabinetry, programmable beverage cooler & large egress windows.

*Work station area with coax cable hook-up.

*Two large Bedrooms with wall to wall closets with automatic lighting & closet systems & large egress windows.

*Luxurious 5 pc. bath with brass hardware & fixtures, custom vanity with double undermount sinks & double brass framed mirrors, LED pot lights & designer light scone, Italian texture tiled bath & with Rainfall & hand held shower. DVX Luxury Toilet.

EXTERIOR

- New pot lights built-in to soffits around full perimeter of home.

- *All new Roof shingle replacement 2022.

- *New Porch portico with new roof line. Tongue & groove wood portico ceiling with pendant light;.

- *New interlock brick front walkway.

- *New front lawn & greenery landscape.

GARAGE

- *New Insulated Garage Door with new wifi garage door opener.

- *New Side man door.

- *New Drywall & entry Staircase.

RENTAL ITEMS: None

IN PROGRESS (to be completed):

- *Front Door Programmable Lock Installation.

- *Back Deck railings.