

OWNER NOTES

STROLL TO PARKS, SHOPPING & WATERFRONT

1219 Richardson

Lovingly updated & maintained legal non-conforming duplex or spacious 1 or 2 family home.

South facing private rear yard.

Self contained units with independent laundries / electrical and gas meters.

Detached separate garage / converted to storage locker for units.

Basement - approximately 1350 sqft undeveloped 6' 5" / additional future potential.

Easy care low maintenance property.

Natural gas fireplaces (2)/ hot water tanks (2) / dryers (2)/ 2 stoves + BBQ hook-up on Decks / upper deck plumbed for overhead out door gas heater.

Stroll to the Village with shops, restaurants, coffee and amenities.

Move-in ready no worry wonderful home...

Top floor unit -

- Large private entry way / 3 bed + large office with new skylights, 1 awesome bathroom, open concept kitchen/ living approx - In unit laundry w/gas dryer.
- Top of the line kitchen / 36" fisher paykel GAS range / 36" fridge / built in wine fridge / built in microwave / Large pantry for storage / French doors onto deck / Deck has GAS hook up for BBQ and is plumbed for a gas heater.
- Quartz countertops with waterfall faucet / Soft close doors and drawers / Quality GAS fireplace with light and fan powerful enough to heat the unit, there is also baseboard heat in each bedroom.
- All new windows upstairs / Built in speakers in living room and bathroom / all Bdms wired for wall mount TV's.
- All tv, data & speakers are run back to a media closet in top floor office / New solid maple hardwood floors

Bathroom UP:

- custom walk- in shower w/ dual shower heads / Separate soaker bathtub / heated tile floor / separate water closet room with in washroom / Dual sink vanity.
- Overs size master bedroom with separate his and hers closets

Main unit:

- 2 Bed, 2 Bath, open concept kitchen/dining/living
- 10 foot ceilings
- Top of the line kitchen / 36" stainless steel fridge / 36" GAS range / Build in microwave / Built in wine fridge / separate wine bar area with bar sink / Quartz counter tops / Marble back splash / Soft close doors and drawers

Ensuite bathroom :

- Heated tile floors / Dual sink vanity / custom walk in shower with 2 shower heads
- second bathroom has heated tile floors, storage closet
- In unit laundry with GAS dryer - separate deck - large living room with coffered ceilings
- master bedroom has the original 1909 pocket doors for a grand bedroom entry

WHEN QUALITY OF LIFE IS IMPORTANT

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The house as a whole :

Top of the line metal roof

- rear flat roof section is new torch on roofing.
- 3 gas meters (one for the top unit, one for the main floor unit, and one for a FUTURE BASEMENT development)
- separat electrical meters for each unit (each unit has a 100A electrical panel)
- Separate cable boxes on side of house (every utility, cable, hydro, gas is all totally separate) New front entry sidewalk / New decks

** SOUND PROOFing BETWEEN UNITS

- double layer of Roxul insulation, Rez bar, Double 5/8 drywall
- All exterior walls have new roxul insulation /
- all new Doors, trim, flooring, lighting,
- each unit has all new electrical, plumbing, gas, insulation, drywall, sub flooring.
- 2 new GAS hot water tanks (one for each unit)
- Detached single car garage (divided into 2 for a separate storage locker for each of the 2 units) Basement: approx 1350 sq ft un-finished / -6'5" -sub panel off of top floor unit for basement lights
- all open except a framed-in bedroom with closet, plugs and pot lights already wired and working.

We loved this property and meticulously updated the whole place for ourselves and our parents to live in (we updated the home with top quality craftsmen & added sound proofing, top finishings and the best we could at the time). We all loved it while we were there, after growing our family - we moved on, but will have very fond memories of our times there and our home's wonderful location.

We still miss the neighbourhood and wonderful walks and easy proximity to the Moss St Market, Cook Street Village, Fairfield Plaza and downtown.

Enjoy our home ~



WHEN QUALITY OF LIFE IS IMPORTANT

IF IMPORTANT - VERIFY ALL INFO FROM INDEPENDENT SOURCES