

235 Betty Ann Drive - Upgrades and Inclusions Summary

Well situated in Toronto's Willowdale West community on the quiet low traffic Betty Ann Drive.

This family found the perfect solution for their multi-generational household and built a custom family inspired triplex - complete with all the luxuries you'd expect in a newer home. Thoughtfully planned and built with utmost attention to detail. Custom millwork and quality finishes.

Exterior of Home

- Tumbled limestone facade with stucco on the remaining exterior.
- Interlocking walkway at the front; concrete slab walkways on east and west sides.
- 2nd Floor addition with stairwell finished in 2011
- Roof installed in 2015.
- Waterproofing with Dimple board installed around entire perimeter (2011).
- New west-side walkway and generous backyard patio (2025).
- Main floor oversized covered deck with gas hookup for BBQ.
- Mature perennial gardens in front and back yards.
- Three hose bibs located in garage, backyard, and west side of home.
- Two garden sheds: one large in backyard and one smaller on the west side.

Structural and Renovation Details

- Entire home (main floor and basement) taken back to the studs and fully renovated in 2023.
- Second floor supported by upgraded 4-ply LVL beams connected to basement concrete block walls.
- Second floor and attic insulation new in 2023
- Basement walls insulated with spray foam; upper levels including between floors insulated with Roxul insulation for enhanced soundproofing and fire safety.
- Large windows throughout create bright, airy interiors.

Interior Finishes and General Features

- Custom plaster mouldings throughout main and second floors.
- Lighting sourced through Union Lighting.
- Comprehensive alarm system with keypads at front, side, and second floor - each floor zoned independently.
- Security cameras installed at front, side, back, above garage, and sliding doors.
- Water service upgraded to 3/4" line from home to street (private and city portions) in 2006.
- Rented water heater services the entire home.

Main Floor

- Engineered 5" hardwood flooring (2023).
- Custom cabinetry in kitchen, living room (walnut veneer lowers), library, primary bedroom, and bathroom (California Closets with lifetime transferable warranty).
- Quartz countertops with 2" overhang and marble backsplash in kitchen.
- Primary bath with 2'x2' porcelain tiles and heated floor (thermostat controlled).
- Toto Washlet Integrated Smart Toilet.
- Walkout from primary bedroom to oversized deck.
- Living room gas fireplace (exterior vented, remote thermostat, variable flame/fan).
- Electrolux 6-burner stove top, 19 cu.ft. fridge + 19 cu.ft. freezer (side-by-side, counter-depth), wall oven, microwave/convection oven (all 2023).
- 24" Bosch integrated dishwasher (2023) and industrial range hood.

Second Floor

- Engineered 5" hardwood flooring (2023).
- Custom cabinetry in kitchen, primary bedroom closet, second bedroom, and both bathrooms (California Closets with lifetime transferable warranty).
- Granite countertops in kitchen and bathrooms.
- Primary ensuite: 5-piece with porcelain tile throughout.
- Second bathroom: 3-piece with natural stone flooring and porcelain shower surround.
- Gas fireplace with custom plaster surround in living room; exterior vented with remote and variable controls.
- Private covered balcony accessible from great room.
- Kitchen with 30" ceramic top range, 24" Liebherr fridge/freezer, 24" Bosch dishwasher, and industrial hood range (all 2023).
- Independent HVAC system (2011, forced air gas furnace and central air conditioning).
- Laundry with side-by-side front loaders (2023), built-in storage, and generous cabinetry.

Basement

- Luxury vinyl flooring (8" wide) on insulated floating subfloor over poured concrete.
- 7' ceiling height with spray foam insulated exterior walls (4-block construction).
- Heated bathroom floor with thermostat control.
- Exterior-vented exhausts in bathroom, laundry, and kitchen.
- Gas fireplace with exterior vent, remote thermostat, variable flame and fan control; custom plaster surround.
- Furnace and AC installed 2023 (2-stage system) servicing main floor and basement.
- Double-glazed windows installed in 2023.
- Full-size kitchen with LG fridge, electric range, dishwasher, stainless sink, and porcelain tile backsplash.
- Laundry with 2023 Electrolux stackable washer/dryer, marble backsplash, built-in storage, and countertops.
- Two cold cellars - one is very large under the main floor concrete patio

Inclusions at a Glance

All appliances in the home including:

30" ceramic top range, 24" Liebherr fridge/freezer, 24" Bosch dishwasher, and industrial hood range (all 2023).

Electrolux 6-burner stove top, 19 cu.ft. fridge + 19 cu.ft. freezer (side-by-side, counter-depth), wall oven, microwave/convection oven, 24" Bosch integrated dishwasher (all 2023)

Industrial range hood

Toto Washlet Integrated Smart Toilet.

Electrolux stackable washer/dryer (2023)

LG fridge, electric range, dishwasher

Two HVAC Systems: Furnace and AC 2-stage system (2023) plus Furnace and AC on 2nd floor (2011)

Security cameras, All light fixtures, All window coverings and window blinds

Central vacuum and related equipment

Garage door opener and remote