

134 FRONT STREET EAST

PROPERTY FEATURES & IMPROVEMENTS

4 Bedrooms | 5 Bathrooms | Approx. 4,491 Sq. Ft. Above Grade

A remarkable residence blending historic character with extensive modern construction, premium finishes and exceptional craftsmanship. Thoughtfully designed with versatile living spaces, architectural detailing and an impressive collection of custom features throughout.

EXTERIOR & ARCHITECTURAL FEATURES

- Impressive grand front entrance
- Expansive wraparound porch
- Beautifully landscaped grounds with mature trees
- Interlocking stone walkways and natural stone landscaping accents
- Distinctive combination of historic architecture and modern construction
- Original bungalow thoughtfully incorporated into the expanded residence
- Historic stonework in the original bungalow reportedly constructed using ballast stones brought by incoming ships
- Foundation improvements completed
- Located in a quiet, established neighbourhood
- Flexible floor plan offering a variety of potential room configurations
- Exceptional pride of ownership throughout

GRAND FOYER & MAIN ENTRANCE

- Impressive main entrance
- Solid entrance door with triple-lock security system
- Engineered oak hardwood flooring
- LED recessed pot lighting
- Architectural detailing and quality finishes

GREAT ROOM / MAIN LIVING AREA

- Expansive living and entertaining space

- Engineered oak hardwood flooring
- LED recessed pot lighting
- Flexible furniture arrangements

FAMILY ROOM

- Gas fireplace installed by current owners
- Custom framing to accommodate a wall-mounted television
- Engineered oak hardwood flooring
- LED recessed pot lighting

SITTING ROOM / LOUNGE ADJACENT TO KITCHEN

- Distinctive coffer ceiling
- Decorative tiled wall finishes
- Engineered oak hardwood flooring
- LED recessed pot lighting
- Versatile space suitable for a sitting room, television lounge or games room

KITCHEN

- Premium kitchen appliances
- Gas stove
- Farmhouse-style kitchen sink
- Custom cabinetry and built-ins by Paul Clark
- Soft-close cabinetry and drawers
- Engineered oak hardwood flooring
- LED recessed pot lighting
- Thoughtfully designed for everyday living and entertaining

BREAKFAST AREA

- Dedicated breakfast area
- Walkout to exterior

- Access to basement
- Engineered oak hardwood flooring

MAIN-FLOOR BEDROOM SUITE

- Separate main-floor bedroom accommodation
- Convenient arrangement for guests or multi-generational living
- Engineered oak hardwood flooring
- LED recessed pot lighting

OFFICE / GUEST ROOM & FLEXIBLE LIVING AREAS

- Versatile rooms offering multiple configuration options
 - Space suitable for a home office, guest accommodation or additional living area
 - Separate area featuring walkout access
 - Flexible design accommodating changing lifestyle needs
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UPPER-LEVEL LIVING

UPPER-LEVEL PRIMARY BEDROOM

- Exceptionally spacious primary retreat
- Dramatic vaulted ceilings
- Distinctive architectural ship lap ceiling detailing
- Custom-built cabinetry and storage
- Engineered oak hardwood flooring
- LED recessed pot lighting
- Access to attic storage area
- Impressive proportions and architectural character

LUXURIOUS PRIMARY ENSUITE

- Expansive ensuite bathroom
- Heated flooring

- Beautifully tiled walls
- Mr. Marble finishes
- Premium plumbing fixtures
- Integrated laundry area within the ensuite
- Thoughtfully designed for comfort and convenience

VICTORIA + ALBERT BATHROOM

- Premium Victoria + Albert freestanding bathtub
- Constructed using QUARRYCAST, a unique blend of volcanic limestone and high-performance resin
- Naturally warm-to-the-touch material, known for its excellent heat-retention properties
- Distinctive bathing finish and luxurious appearance
- Mr. Marble bathroom finishes
- Quality plumbing fixtures

Signature Feature — Victoria + Albert QUARRYCAST Bathtub

The Victoria + Albert bathtub is crafted from a distinctive blend of volcanic limestone and high-performance resin. Its naturally warm surface and heat-retention properties create an exceptional bathing experience, combining innovative materials with timeless design.

ADDITIONAL UPPER-LEVEL BEDROOMS & BATHROOM

- Additional bedroom accommodation
- Four-piece bathroom
- Engineered oak hardwood flooring in bedroom areas
- LED recessed pot lighting
- Dedicated upper-level plumbing shutoff valves

UPPER-LEVEL DECK & LOFT ACCESS

- Access to outdoor deck
- Access to garage loft area
- Additional storage possibilities

- Connection between upper-level living spaces and outdoor areas
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BASEMENT & SUB-BASEMENT

UNFINISHED BASEMENT

Interior Area: 2,023.61 Sq. Ft.

- Expansive unfinished basement with high ceilings
- Extensive demolition completed in preparation for future finishing
- Framing, insulation, electrical and plumbing preparation
- Roxul soundproofing insulation
- Spacious future great room area
- Separate walk-door entrance
- Rough-in plumbing for potential future wet areas
- Stove electrical wiring installed behind insulation
- Washer and dryer connections with pumped drainage
- Access to gas piping and mechanical systems
- Connection to original basement area
- Significant space for future customization
- Cold room

SUB-BASEMENT / ORIGINAL BUNGALOW BASEMENT

Interior Area: 612.61 Sq. Ft.

- Additional below-grade utility and storage area
- Access to original basement mechanical systems
- Hot water tank with dedicated shutoff capability
- Mechanical and plumbing connections
- Additional storage opportunities

BASEMENT MECHANICAL & DRAINAGE SYSTEMS

- Three-pump sump system, including backup pumping provisions

- Generac backup generator system
 - Additional tank less water heater servicing a separate section of the residence
 - Furnace and mechanical equipment
 - Accessible gas piping and utility connections
 - Bathroom exhaust equipment with remotely located fan motors designed to reduce interior noise
 - Dedicated water shutoff arrangements for service and maintenance
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GARAGE & PARKING

- Single-car garage
 - Triple-car-wide driveway
 - Fire-rated garage construction
 - Access to loft area
 - Additional access from upper-level deck
 - 220V electrical connection with potential for electric vehicle charging
 - Convenient additional storage opportunities
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CONSTRUCTION, MECHANICAL & ELECTRICAL IMPROVEMENTS

Structural & Construction

- Property purchased as a shell and extensively completed by the current owners
- Original bungalow incorporated into the enlarged residence
- Foundation repairs completed
- Fire-rated garage construction
- Thoughtful integration of historic and modern architectural elements
- Custom framing for television installation
- Versatile room configurations throughout

Plumbing

- PEX water supply piping
- Riobel plumbing fixtures
- Mr. Marble shower bases and bathroom finishes
- Dedicated upper-level water shutoff valves
- Hot water tank located in original basement with shutoff capability
- Additional tank less water heater serving another portion of the home
- Gas piping infrastructure
- Basement rough-in plumbing for potential future wet areas
- Pumped laundry drainage connections

Heating, Ventilation & Backup Systems

- Whole-home ventilation improvements
- Remote bathroom exhaust fan motors for quieter operation
- Generac backup generator system
- Three-pump sump arrangement with backup provisions
- Furnace and mechanical systems accessible from basement
- Plumbing and mechanical systems arranged with maintenance access in mind

Electrical & Safety

- LED recessed pot lighting
 - Interconnected fire alarm system
 - 220V garage electrical connection
 - Stove electrical wiring installed behind basement insulation
 - Solid main entrance door with triple-lock security
 - Backup power infrastructure
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PREMIUM INTERIOR FINISHES

- Engineered oak hardwood flooring throughout the principal finished living areas
- LED recessed pot lighting
- Custom cabinetry and built-ins
- Paul Clark kitchen cabinetry
- Soft-close cabinetry and drawers
- Coffered ceiling detailing
- Dramatic vaulted ceilings
- Decorative tiled walls
- Riobel plumbing fixtures
- Mr. Marble bathroom finishes and shower bases
- Victoria + Albert QUARRYCAST freestanding bathtub
- Heated primary ensuite flooring
- Quality craftsmanship and thoughtful attention to detail
- The property has been identified as having potential heritage value
- It is not subject to the same alteration restrictions as an individually designated property solely because it is listed.

*For Informational Purpose. Buyer/Buyer's Agent To Verify All Measurements, Information & Taxes