

# RENOVATIONS

53 WILSON PARK ROAD



## 2024

- Freshly painted interior
- Freshly painted front stairs
- Restored hardwood floors on all 3 floors
- New basement structural steel beam installed (replaced a wood beam)
- New cedar deck installed in the backyard
- Converted basement & garage lights to LED

## 2023

- New water heater (rental - \$25.55/month)
- Water filtration system installed for the entire house (rental - \$24.02/month)

## 2017-2020

- Installed new alarm system
- New High efficiently boiler for radiant heat
- New side sheds to store garbage bins and firewood
- Sisal runners installed on 2nd and 3rd stairs
- Reverse osmosis water softener installed (rental - \$22.97/month)

## 2010 ORIGINAL GUT/RESTORATION

- All-new electrical wiring installed, with heritage-style dimmer switches.
- Modernized layout across all floors
- Restored original wood floors and doors on all floors.
- New 2-zone radiant heating system with era-appropriate ornate radiators.
- Upgraded water line size from the city

## INTERIOR RENOVATION RESTORATION

- Kitchen: Complete kitchen remodel, including new appliances and installation of a vintage tin ceiling.
- Wine Cellar/Pantry: Converted back stairwell into a wine cellar and pantry, featuring a sliding/moving bookcase.

- Windows: Replaced all functional windows while protecting and preserving heritage-stained glass throughout the home.
- Stairwell Atrium: Created an open atrium in the stairwell.
- Fireplace: Restored original fireplace on the first floor.
- Crown Mouldings: Installed new crown mouldings throughout the home.

## SECOND FLOOR ENHANCEMENTS

- New washroom layout and fixtures on the second floor.
- Redesigned second floor layout, adding a laundry room with a chute servicing the third-floor primary bedroom.
- Custom A/V cabinetry built-in on the second floor for media storage.

## THIRD FLOOR RENOVATION

- Expanded ceiling height from 6 feet to ~13 feet at the peak.
- Added 9 skylights: 7 with remote-controlled blinds, 3 open via remote control & 2 open manually.
- Designer light fixtures installed throughout the third floor.
- All-new custom millwork with built-in cabinetry, his/hers closet, inset bed, and other storage solutions.
- Installed a principal bathroom with high-end finishes.
- Spray foam insulation added for energy efficiency in the ceiling.
- Installed a second A/C split unit specifically for the third floor.

## EXTERIOR UPGRADES

- New backyard landscaping with hot tub and decking.
- Installed irrigation system for lawn and landscaping.
- New exterior French doors leading to the backyard.

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