

# PROPERTY ENHANCEMENTS & CAPITAL IMPROVEMENTS

This building has worn many faces over the years – a doctor’s office, a retail space, and, most recently before we purchased it in 2012, a school for children with autism. Through all of its reincarnations, much of the original character had faded, though small hints remained – a stone wall in the basement, a post by the stairs – quietly telling the story of the barn that once stood here.

What we thought would be a three-month renovation quickly turned into a six-month journey as we uncovered just how much history and craftsmanship were hidden within the walls. The structure itself is extraordinary and far from typical 2x4 construction. The original barn boards run in single continuous lengths from floor to roof with no joints, preserving the scale and integrity of the original build. These boards remain today, now fully insulated with blown insulation behind drywall – blending modern comfort with historic authenticity.

We opened up the main floor to create soaring ceilings and added a loft that highlights the barn-style roofline, allowing natural light to pour into the space. The property has been comprehensively updated with all the modern systems today’s owners expect, including a new roof, windows, doors, mechanical systems, blown-in insulation, and energy-efficient LED pot lights throughout. These upgrades improve comfort and efficiency while respecting the soul of the building.

An important feature is the VC3 commercial/residential zoning, allowing for flexible use. While the property was once on the heritage list, it was officially removed approximately five years ago, giving future owners greater freedom to renovate or adapt the space.

As an award-winning designer, alongside my husband, a general contractor, we truly poured our hearts into this restoration. We fell in love

with the history, the character, and the incredible potential of the space, and we hope the next owner will feel that same connection.

This is more than just a building – it’s a story, a home, and a canvas for what comes next. Every reclaimed board, exposed post, and barn-inspired detail carries the past forward, blending history and modern living in a way that feels timeless, bright, and full of possibility.

## ✨ INTERIOR DESIGN & FINISHES

Space / Area	Details
Front Kitchen & Island	The kitchen showcases bespoke 3/4-inch cabinetry in a sophisticated custom colour in baby blue hue, featuring panel-ready appliances and innovative corner drawers for seamless storage and accessibility. Equipped with servo-drive technology, the drawers below the cooktop and in the pantry open automatically with a gentle push, combining modern convenience with a sleek, handleless design
Kitchen countertops & backsplash	Soapstone has been prized for centuries, dating back to ancient civilizations, for its durability, heat resistance, and natural beauty. Traditionally used in kitchens and hearths, it’s a timeless material that blends historic charm with modern elegance. A premium countertop material
Island natural stone	Natural stone premium countertop material
Back kitchen countertop and backsplash	“Dekton” countertop” is a premium ultra-compact surface made from a blend of glass, porcelain, and quartz. It’s a super-dense, highly durable material and premium countertop material
Back kitchen”s	Same features as the front kitchen These kitchen features a modern, minimalist design with fully integrated, handleless for a seamless, clean aesthetic

Built in appliances	Premium, fully integrated appliances the display kitchen are functional includes a 24-inch panel-ready fridge and freezer beside a pull out pantry, induction cooktop with integrated extraction fan, panel-ready dishwasher, and built-in wall oven and microwave, all designed for a clean, streamlined aesthetic.
Bathrooms	Renovated in 2019, the bathroom showcases exquisite luxury finishes, including a seamless walk-in shower, marble countertop, and U-shaped drawers that maximize storage. Large-format tiles create a clean, contemporary aesthetic, while a pocket door adds space efficiency. The shower fixtures were recently updated to reflect the latest gold finish trend. The rough-in is installed but not yet connected to the shower.
Flooring	Reclaimed from the building's original structure, the barn board flooring has been meticulously de-nailed, planed, and tongue-and-grooved, transforming 120-year-old boards into the stunning floors seen today. The varying widths and textures honour the floor's history, preserving the authentic character and period charm. A true labor of love
Lighting	Designer fixtures, LED pot lights through out
Wall plugs	Electrical outlets are thoughtfully integrated beneath the cabinetry along the main kitchen display wall, preserving a sleek, uninterrupted aesthetic
Interior Doors & Hardware	Interior office door featuring a glazed centre panel with updated black hinges and hardware
Built in office furniture	Custom built-in all with stone tops
Other Notable Interior Enhancements	A glimpse of the building's history is retained in the original post by the staircase, and the stairs, a charming reminder of the barn's heritage within the renovated space. Bead board wall beside the fridge with custom wood shelf and pegs



## EXTERIOR IMPROVEMENTS

Feature	Details
Roof	New in 2019
Windows & Exterior Doors	Installed in 2021 new Black windows and door's the front door has a 3 point lock system and is a custom door
Facade Improvements	2021 Additional exterior updates include new soffit, fascia, eavestroughs, and downpipes installed in 2021, finished in black to match the windows and doors, enhancing both the functionality and aesthetic of the property.
Garage	In 2017, the property also gained a newly built three-car garage/workshop as part of the site plan. In addition, there is a separate clean, heated storage area designed to meet all fire codes due to its proximity to the neighboring garage and wood fence. The garage features spray foam insulation for energy efficiency and comfort, an automatic door lift for convenience, and an additional electrical breaker panel providing plenty of capacity for a full workshop if desired. An underground rough-in gas line is also ready for future use.
Deck / Terrace / Patio	2012 & 2017 The property features a composite front deck with stairs, and a spacious back deck that provides an ideal spot for staff lunches in the summer. A BBQ table and chairs are conveniently located beside the handicap ramp, providing an accessible outdoor seating area.
Landscaping	2017 Professional design & plantings at the front of the building and in additional areas of the property . 6 new 15' trees and 2 new flower beds were planted
Driveway & Hardscaping	Completed in 2017 From the front steps all the way to the back deck, the property flows seamlessly, with carefully designed stone, herringbone pattern, interlock. The Paved parking includes 10 designated spots, plus a handicapped-accessible space.

Exterior sign with Lighting	2012 The side & front of the building is approved for a large business signs. The large sing on the side has lighting above, and the illuminated front sign connected to underground wiring are all controlled by a timer, along with LED porch lights on a timer, providing both professional visibility and convenience.
Other Exterior Enhancements	2017 The property features a shared driveway, and our side is larger, to allow effortless access for large 18-wheeler delivery trucks, making deliveries simple and convenient

## MECHANICAL, UPGRADES

System	Notes
HVAC Systems	Mid-efficiency / zoned systems
Electrical	2012 Panel upgrades
Plumbing	2012 Upgraded supply & drain lines, fixtures
Security Systems	Monitored alarm
Other Systems	Nest thermostat.

## SITE PLAN & FUNCTIONAL ENHANCEMENTS

Feature	Description
Drainage / Grading Improvements	All necessary requirements were followed for the installation of Dutch drains to ensure proper water runoff management. As the property grade is higher than the neighboring lot, the drainage system is fully self-contained and compliant with municipal standards
Site Plan	Completed in 2017
Storage Additions	Small garden shed in the back



## PERMITS & PROFESSIONAL WORK

Exterior improvements covered under the approved site plan include: an additional garage, a handicap ramp leading to the back deck, landscaping with new trees and plantings, a wrap around porch, reconfigured front stairs, composite decking, and an interlocking brick walkway leading to the back pathway. Practical features such as a paved parking lot, bike rack, and designated handicap parking were also permitted, approved, and completed as part of the site plan.