

Updates and Upgrades – Extensive Renovation. 31 Woodlawn.

Roof - 2022

New windows, side doors, patio doors etc. From Verdun. Skylight added in third level/primary bedroom (previously wasn't there). - 2022

Custom front door, 8 foot tall solid mahogany door from Amberwood Doors - 2022

New foam insulation throughout - 2022

All 4 floors professionally levelled - 2022

New plumbing throughout - 2022

New HVAC system added (no HVAC previously) - 2022

AirCon is Google Nest - app controlled (also control panel on main level behind - it is covered by picture at the front closet).

Replaced underground water piping from house to street - 2022

New large capacity hot water heater - 2022

New stairs on all levels (stairs position was also changed during renovations). From Accurate Stairs - 2022

New framing, drywall etc. All the old interior walls and drywall were demolished during renos and replaced – 2022

Addition 2022. Old addition was ground level only. It was demolished and the new 3 level addition was added -2022

New electrical wiring, electrical panel, plugs - 2022

Solid white oak floors on ground level, first, second and third level - 2022

Basement finished - 2022.

New solid wood baseboards - 2022

New interior and exterior doors. Interior doors are solid wood - 2022

Side door has Google Nest lock - accessed by code. You can set codes for guests that are valid for a set period – 2022

Vent covers and air returns on walls and ceiling are all 'Fitties' brand flush hidden vents. The floor vents are wood flush vents custom colour matched to blend into oak floors - 2022

Custom Emtek doorhandles. The colour of the doorhandles and matches the other finishes in each room e.g. satin brass doorhandle & hinges match the bathroom hardware in the room, chrome doorhandle & hinges matches chrome shower, etc. All custom ordered - 2022

Most power outlets are hidden pop-out outlets - 2022

Upgraded LeGrand light switches - 2022

All 4 bedrooms have outlets have two outlets that include 2 USB plugs by the bed (4 USB ports total per room) – 2022

Built-in Sonos speakers on ground, second and third level - 2022

Bedrooms have both pot lights and a centre light fixture - 2022

Upgraded pot lights - 2022

Ground level ceilings are 10 feet high

Second level ceilings are 8 feet high

Exterior Upgrades – 31 Woodlawn

Siding on the addition is Malbec Genuine Wood siding. 50 year warranty on wood decay - 2022

New soffit and fascia - 2022

New gutters and gutter guards - 2022

The entire two level front porch was demolished and rebuilt in 2022, in the same style as the original.

Decking on front porch, front porch steps, second level balcony & third level balcony floors are all Trex. 50 year guarantee on Trex. - 2022

New parging on exterior concrete foundation - 2022

Front door is solid mahogany. Custom design from Amberwood Doors. 8 feet high. Emtek door hardware – 2022

Front porch lantern is Restoration Hardware - 2022

House number plaque is custom handmade cast aluminium from the UK 2022

Letterbox is aluminium - 2022

Landscaping & Fencing Upgrades – 31 Woodlawn

New fencing and gates 2026. Pressure treated wood - 2026

Front patio stone paths redone in - 2025 and 2026

Professionally landscaped by Get Kozy. All flower beds dug out 6 inches and all new soil, mulch & plants. New stepping stones and river stone - 2026

Back deck built 2022. Deck skirting added 2026. 2022 & 2026

New wood siding added to our side of neighbour garage - 2026

Front yard grass sodding redone - 2025

New tree in front yard 2025 (Serviceberry)

Tree removed from back yard. Per the conditions of the City of Ottawa tree removal permit, a new tree was planted in back yard (Norway Maple) - 2026

Basement Renovation 31 Woodlawn

Basement was previously unfinished, finished - 2022

Basement family room - 2022

New carpets - 2022

New built-in cabinetry from Laurysen Kitchens - 2026

Basement / guest bedroom added, with Custom electric/remote control Hunter Douglas Blinds from The Decorator's Choice - 2022

Basement / guest bathroom added with under floor heating, marble tiles, marble shower base and walls. Wall hung toilet, sink and cabinet – 2022. Custom Hunter Douglas blinds from The Decorator's Choice

Basement mechanical room added - 2022

Main Level Renovation and Upgrades 31 Woodlawn

Interior entryway, under floor heating - 2022, custom bench and storage from Laurysen Kitchens - 2026

Ground level Powder Room, sink & wall-hung toilet, marble tile - 2022

Living room, Custom made fireplace mantel, cast stone from Omega Mantels. Napoleon gas fireplace is from The Fireplace Centre. It is app and remote controlled. Installed 2022 and routine maintenance check and clean done March 2026 (no repairs needed). 2022 Curtains are custom curtains order from Blinds To Go - 2023

Kitchen / Dining room. Kitchen cabinets are DesLauriers 2022, Quartz countertops 2022, Island pendant lights are brass. Custom order from Ireland -2025. Fridge & freezer are panel-ready / built in cabinet panels - 2022 . Range is duel fuel gas/electric from Thermador -2022. Thermador fridge -2022. Thermador freezer. Has interior ice maker. Also has super freeze option for fast freezing. 2022. Thermador dishwasher – 2022. Bosch 2 in 1 microwave & convection speed oven – 2024. Marvel beverage fridge – 2022. The Thermador appliances can be controlled by app. All appliances are from Universal. Blinds above sink and coffee bar are electric/remove controlled. Custom from Blinds To Go – 2023. Blinds on window beside dining table are manual. Custom from Blinds To Go. – 2022.

Doors to back yard are 8 feet wide - 2022

Second Level Renovation and Upgrades 31 Woodlawn

Second level interior doors are 7 feet tall

Laundry Room Electrolux Washing Machine/Dryer – 2022. Laundry room cabinets, quartz counter, sink etc all new 2026 by Laurysen Kitchens – 2026.

Bedroom 1 (Front of house / pink walls). Two double door closet, cute crystal door knobs, flower light fixture is from LD Shoppe, custom Hunter Douglas Blinds from the Decorator's Choice. 2022

Jack and Jill Bathroom. New shower, wall-hung toilet, sink and bathroom cabinets, marble shower panels, ceramic floor tiles, custom Hunter Douglas Blinds from the Decorator's Choice. 2022

Bedroom 2 (Middle bedroom / greenish walls). Single closet has a wider than standard door and extra interior storage hidden to the left, Light fixture is from Crate and Barrel, Blinds are custom Hunter Douglas Blinds from the Decorator's Choice, Curtains are Pottery Barn (included) 2022.

Bedroom 3 (Back of house) Double closet, Helicopter light fixture from Wayfair, Blinds are custom Hunter Douglas Blinds from the Decorator's Choice 2022

Family Bathroom (Back of house). New large bath, wall-hung toilet, sink and bathroom cabinet, tiles are marble. 2022

Open playroom/office area. Opens out to balcony. 2022

146 Opens out to 2nd level balcony that was rebuilt, Trex decking. 2022

Third level Renovation and Upgrades 31 Woodlawn

Primary Bedroom. New custom closet 2026 by Laurysen Kitchens. Closet has hidden kick-toe storage for shoes. 2026 Skylight added in primary bedroom, Light fixture is from West Elm, Curtains are custom from BlindstoGo, bedroom opens out to third level terrace. 2022

Primary Ensuite Bathroom. Underfloor heating. Walk-in shower. Shower has flush/hidden/tile-insert drain. Large tub with freestanding tub faucet. New shower, sink, wall-hung toilet, and bathroom cabinets. Blinds are custom Hunter Douglas Blinds from the Decorator's Choice. 2022

Third level terrace. Decking is Trex. Wood on the side privacy panels is pressure treated wood (pine?). Railings are wrought iron railings from Majestic Metal Work. Exterior lantern light fixtures are Pottery Barn. 2022

Items of Note 31 Woodlawn

Curtains and blinds are included

Light fixtures are included. Brands are listed above.

All bathroom fixtures and cabinets are from Boone

Tiles are from Eurotile

Appliances are from Universal Appliances

Stairs is from Accurate Stairs

Windows are Verdun. The window frame colour is custom order.

White oak floors are from Platinum Hardwood Floors

Wood doors and baseboards are from Classic Wood Mouldings

Fences on the left and right are on the property line and co-owned with neighbours

All the Trex is the premium 'Trex Transcend' range which is a premium Trex range and has 50 year warranty. It doesn't get hot in the sun.

The Maibec exterior siding colour is 059 Ocean Spray Silver. There's a 50 year warranty against wood decay