

SARAH EBY

REAL ESTATE

69 PETERBOROUGH AVE.

FEATURES

This Exceptional Home Has Been Fully Reimagined From Top To Bottom Between 2020–2024. Starting With A Full Gut Renovation (No Underpin) And The Replacement Of All Major Systems –Electrical, Plumbing, And HVAC–This Property Was Rebuilt To Or Beyond Modern Code Standards. Every Detail Was Considered For Longevity, Comfort, And Performance.

The Interior Was Reframed, Insulated With Rockwool Sound/Fireproofing, And Outfitted With Updated Ductwork, Electrical Wiring, CAT6A & RG6 Data Cabling, HRV System, High-Efficiency Furnace, A/C, And Hot Water Tank. Additional Enhancements Include An Updated Roof, Fiber-Optic Internet, UniFi Wi-Fi 6 System, And A Custom Two-Tier Deck Built On Reinforced Concrete (2024).

MECHANICAL INFRASTRUCTURE

- Multiple floor joists doubled up and reinforced for stability
- Roof, shingles, underlayment, flashing, and fascia replaced in 2023.
- Entire HVAC system replaced and re-routed with new ducting and cold-air returns
- High-efficiency furnace installed in 2024
- HRV fresh air cyclor installed 2021
- Central air conditioning system replaced in 2021
- Large hot water tank (owned) replaced in 2024
- Updated plumbing and drains installed throughout the home (above basement floor)
- Updated electrical wiring, outlets, upgraded to current code - with some smart switches (android and iOS compatible)

ENERGY EFFICIENCY

- Walls + ceilings insulated with sound/fire proofing rockwool (safe'n sound).
- LED recessed lighting throughout for energy efficiency.
- Double-pane windows and spray foam sealed door frames to improve insulation and soundproofing.
- Windows + Doors Updated 2021
- Spray foam (soy based, non-toxic) ceiling on second floor

DATA + CONNECTIVITY

- Data cabling (CAT-6a 10gb/sec and RG6) run to all bedrooms (2x drop each) and living areas for high-speed internet or home office use.
- High speed UniFi Wireless routers (wifi 6) tied into Data cabling, with a mini-rack in the basement.
- Electrical layout designed and sized for smart-home and media system integration.
- High-speed fiber wired into home (basement) ready for up to 8gb/s throughput (Bell).
- High-speed ethernet drops in every room.

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EXTERIOR

- Custom two-tier wood deck with pergola (2024) built on reinforced concrete base, re-stained in (2025) with large storage area underneath
- Privacy fences enclosing backyard
- Custom laneway fence with combo-lock for privacy (share by both laneway neighbours)

MATERIALS USED

- Floors: Engineered Hardwood throughout main and upper floors
- Kitchen Counter Tops: Custom Carrara marble throughout kitchen (counter tops, bar, backsplash, and to the ceiling behind sink)
- Bathrooms:
 - Engineered Hardwood in main bath
 - Custom Porcelain Tile in upper bathroom
 - Custom Nero Assoluto Granite built-in shelves + window trim in upper bathroom

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FEATURE SHEET

SCAN FOR ALL THE DETAILS



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