



7 Poplar Plains Road

CUSTOM FEATURES & SYSTEMS

OVERVIEW:

Lot Size	~23.1 Ft X 143 Ft (149' On South, 24.3' Across The Back)
Interior Square Footage	~3,232 Sq Ft Total Living Space
Taxes	\$12,917.51 /2025
Parking	Private Driveway Parking For 2 Automobiles

MAIN FLOOR

9' Ceiling Height
7.5" Poplar Trims & Baseboards
Custom Floating Staircase With Oak Handrail & Glass Railing
Russound Built-In Ceiling Speakers
Led Pot Lights
Solid Core Doors w/ Barcrest Door Handles & Hinges Hardware Throughout The House
Aria Floor Registers With Flooring Inlay & Cold Air Return Vents In Various Rooms

FOYER

Edison Bulb Chandelier
Stone Tile Honed Earth Grey Marble Tiles
Lutron Light Switches

LIVING ROOM

Inline Tilt And Turn Patio Doors With Walk-Out To Front Porch
Mercier Custom Colour Solid Hardwood Floors
Wood Burning Fireplace
Porcelain Tile Mantle

DINING ROOM

Custom Chandelier
Mercier Custom Colour Solid Hardwood Floors

KITCHEN

Caesarstone Counter-Top & Floating Shelves
Custom Kitchen Cabinets & Hardware
Restoration Hardware Pendants Over Kitchen Island
Rubinet Plumbing Fixtures
Shaw's Original Porcelain Sink
Jenn-Air Professional Refrigerator
Jenn-Air Professional Dual Fuel Range
Jenn-Air Professional Hood Fan With Heating Bulbs (600cfm)
Jenn-Air Microwave Drawer
Jenn-Air Bar Refrigerator
Bosch Dishwasher

POWDER ROOM

Toto Porcelain Toilet
Floating Reclaimed Wood Vanity
Duravit Porcelain Sink With Cabano Faucet
Crown Designer Wallpaper

OFFICE

Custom Built Local Reclaimed Wood Sliding Barn Door
Mercier Custom Colour Solid Hardwood Floors
Tempered Glass Enclosure
Crown Designer Wallpaper
Built-In Media Cabinet

LOWER FAMILY ROOM

Quest 4 Panel Wall To Wall Aluminum Patio Doors With Walk-Out To Patio
Mercier Custom Colour Solid Hardwood Floors
Mutina Puzzle Anglesey Designed Porcelain Tiles
Custom Built Local Reclaimed Wood Beam Ceiling

SECOND FLOOR

8' Ceiling Heights
Closet w/ Stackable Whirlpool Washer & Dryer, Olympia Porcelain Tiles And Floor Drain

SECOND BEDROOM

Mercier Custom Colour Solid Hardwood Floors
Double Closet w/ Wood Grain Mdf Built-In Shelving
Inline Fibreglass Patio Door With Walk-Out To Cedar Plank Balcony

THIRD BEDROOM

Mercier Custom Colour Solid Hardwood Floors
Edison Bulb Chandelier
Double Closet With Wood Grain Mdf Built-In Shelving

FOURTH BEDROOM

Mercier Custom Colour Solid Hardwood Floors
Bay Window Overlooking Front Yard
Restoration Hardware Light Fixture

5-PC BATHROOM

Toto Porcelain Toilet
Heated Porcelain Tile Flooring
Floating Vanity With 2 Sinks
Aquabrax Plumbing Fixtures & Shower Kit
Acrylite Tub With Glass
Panasonic Ventilation Fan
Carrara Marble Tile Backsplash

THIRD FLOOR

8' Ceilings Heights

PRIMARY BEDROOM

Mitsubishi Msz-Fh12na Heat Pump: 12,000 Btu (2021)
Custom Built Reclaimed Wood Beam
Anthropologie Wallpaper
Built-In Russound Speakers
Built-In Closets With Wood Grain Mdf Shelving
Caesarstone Counter-Top Built-In Shoe Rack
Custom Built Reclaimed Wood Sliding Barn Door
Original Solid Wood Fireplace Mantle
5 Piece Ensuite

PRIMARY ENSUITE

Victoria + Albert Freestanding Claw Foot Tub With Aquabrax Tub Filler
Stone Tile Heated Porcelain Tiles
Floor To Ceiling Subway Tile Clad Walls
Panasonic Ventilation Fan
Custom Concrete Sink With Solid Walnut Vanity
Aquabrax Plumbing Fixtures And Shower Kit
Toto Porcelain Toilet

LOWER LEVEL

6'5" Ceiling Heights

HALLWAY

European Luxury Vinyl Plank Flooring

HVAC & SYSTEMS

1 ½" Main Waterline Copper Along With 1" Pex Lines Throughout The House
Upgraded 2" Water Lines From City Of Toronto Lot Line (2015)
Lennox Signature Furnace 90,000 Btu (2014) & Carrier Humidifier
Lennox Icomfort S30 Thermostat
Gree Unix Heat Pump 36,000 Btu (August 2024)
Navien 240a Ultra-High Efficiency Condensing Tankless Hot Water Heater
Beam Central Vacuum System
100 Amp Circuit Breakers Electrical Panel
Spray Foam Insulation
Backwater Check Valve

RECREATION ROOM

Plywood Wall Interior
Rubber Tile Flooring Over Poured Concrete Subfloor

STORAGE ROOM

Rubber Tile Flooring Over Poured Concrete Subfloor

EXTERIOR FEATURES

Steel Roof (2014), Asphalt Shingles (2015) And Rubber Membrane Flat Roof (2017)
Gutters, Soffits, Flashing & Fascia (2021)
Parging Redone (2021) & Stucco (2020)
Interlock Brick Front Driveway (2020)

Veradek Composite Front Porch With Glass Guards

Original Cast Iron Facade Detail

Backyard

Inline Fiberglass Windows

Quest 4 Panel Wall To Wall Aluminum Patio Door System

Multilevel Interlock Brick Patio (2019)

Pet-Friendly Synthetic Grass Yard

Cedar Privacy Fencing (2018)

Gas Line For Bbq

Irrigation System Drip Line With All Vegetation In Rear Yard

INCLUSIONS:

Jenn-Air Professional Refrigerator

Jenn-Air Professional Dual Fuel Range

Jenn-Air Professional Hood Fan With Heating Bulbs (600cfm)

Jenn-Air Microwave Drawer

Jenn-Air Bar Refrigerator

Bosch Dishwasher

Stackable Whirlpool Washer

Stackable Whirlpool Dryer

Mitsubishi Msz-Fh12na Heat Pump: 12,000 Btu (2021)

Lennox Signature Furnace 90,000 Btu (2014)

Carrier Humidifier

Lennox Icomfort S30 Thermostat

Gree Unix Heat Pump 36,000 Btu (August 2024)

Navien 240a Ultra-High Efficiency Condensing Tankless Hot Water Heater

Beam Central Vacuum System

Antique Mailbox

All Affixed Electrical Fixtures

All Existing Drapery & Curtains

EXCLUSIONS:

Napoleon Prestige Pro 500 Stainless Steel Bbq

Lion Front Door Knocker

Primary Bathroom Restoration Hardware Antique Mirror

77" Sony A80j Oled Tv