

1989 ONTARIO ST

◆ WINDSOR, ONTARIO ◆



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PROPERTY HISTORY

The home was purchased in 2010 for \$445,000 and much like many homes in the Old Walkerville area it had a great deal of charm and character. However, like many dwellings built around the turn of the century, it needed an enormous amount of updating & repairs. With the expertise of a structural engineering and architectural firm a significant face lift began which included a two floor addition, extensive improvements and major overhauling from the ground up. The following restorations and colossal renovations began in mid 2010 up until present day.

BASEMENT:

In order to remedy water penetration and moisture in the basement (very common to the area), the entire perimeter of the home was dug down to the footings where new weeping tile was installed with additional gravel to ensure proper and efficient evacuation of any rainwater. Then after replacing any damaged blocks, the entire block wall was wrapped in vapour barrier membrane as well as the application of a tar "parging", thus ensuring a dryer basement. The basement includes its own entrance and is completely roughed in for a studio apartment ready for a kitchen, bath and laundry.

ROOF & BRICK:

The entire roof was completely lifted off the home to accommodate a two storey addition (just under 1000 sq.ft. total not including the basement), which encompasses part of the third floor media room, master bedroom and a kitchen. To support the weight of a slate roof, engineering trusses were designed and installed. Although very expensive, a slate roof will last decades and it is aesthetically correct.

Due to many decades of water seepage and freezing behind the brick and stone (spalling), ALL the original brick and lime stone was then completely removed from the home, inspected, cleaned, and reapplied back onto the facade. It is important to note that the historical integrity of the Walkerville community and homes was always maintained in the restoration process.

ELECTRICAL & HOME CONTROL SYSTEM:

Much like the exterior, the interior of the home was stripped removing all plaster and drywall right down to the studs, giving the Electrical Contractor a clean slate to work with. He then proceeded in removing any knob & tube wiring and rewired the premises with a "state of the art" system and 200 Amp service. The Creston Control System currently in place can remotely control all lighting, sound and other electronic systems within the premise. All the control panels, alarm pads, switches and outlets have been strategically located for maximum convenience as well as being positioned to easily facilitate a multitude of decorating and layout options. The home is also prewired for a generator.

PLUMBING, HEATING & COOLING:

Continuing with the high standard of reconstruction starting right from the meter, the home was re-plumbed with large diameter copper piping allowing for a significant and equal water pressure throughout the entire home. The home also features in-floor heating in the master bedroom.

Additional copper lines for modern Italian radiators were installed as a secondary heat source, which draw from a hydronic hot water system energized from two external solar panels mounted on the roof. A brand new Energy Efficient forced air gas furnace & central air was installed to run in conjunction with the radiator system.

A Brac 150L Grey Water Recycling System is ready for activation which will supply recycled water to the five toilets in the home in an effort to reduce municipal water consumption. Finally an 8700L concrete rain water holding tank was buried in the front yard designed to harvest rain water for dispensing through the underground sprinkler system (Sprinklers not installed).

INSULATION:

Along with completely rebuilding the electrical & plumbing infrastructure as well as the entire Heating and Cooling systems, focus was directed to the energy efficiency of the entire building envelope. The insulation used for the entire home exceeded building code standards on exterior walls, between floors and in the attic.

WINDOWS:

Top of the line windows were installed that followed the architectural design and era of the home. They all are R5 rated energy efficient glass and appointed with rollaway screens and unique solid bronze hardware. The window package cost exceeded \$100,000.

& DETAILS

INTERIOR DETAILS (KITCHEN & BATHS):

Following the same pattern of the rest of the restoration, all the floors were removed and replaced with 150 year old recycled barn wood consisting of Elm, Beech & Maple hardwood. The walls were embellished with wainscoting and the ceilings are coffered throughout. The bathroom was appointed with Carrara marble floors and walls, and the master bedroom boasts an amazing walk in closet with California Style shelves and drawers. An antique marble fireplace mantle from France was installed in the Living room to decorate either a wood or gas fireplace.

The kitchen layout was selected from a design featured in Veranda Magazine in September 2010 and Best in Kitchens in Architectural Digest 2014, as well as other magazines. Over 300 square feet of Carrara marble appoints the kitchen counters. All the built in appliances are top shelf Models consisting of Name Brands such as Thermador, Viking and Kitchen Aid.

SUMMARY:

This immense project took many countless hours of time and energy and no details were spared in this restoration. In summary, over 5 years and more than \$800,000 was spent updating & restoring this labour of love focusing on a good balance of the old with the new.

***Any remaining warranties that are transferable will be done so on closing.**



NORTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"



LOT SIZE: 52.5' x 135'

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CARRARA MARBLE COUNTER TOPS



CUNNINGHAM SHEET METAL RANGE



KITCHEN

CUSTOM STAINLESS STEEL RANGE HOOD MADE LOCALLY BY CUNNINGHAM SHEET METAL • FEATURES 2 DISHWASHERS • WALK-IN PANTRY WITH BAR • GARBURATORS • 48" ALL GAS RANGE WITH BBQ



ORIGINAL FRONT DOOR



FIREPLACE



LIVING ROOM



DINING ROOM



MIXED HARDWOOD FLOORING THROUGHOUT THE HOME

RECLAIMED BEECH, MAPLE & ELM, 150 YEAR OLD BARNWOOD

ORIGINAL WALLS HAVE BEEN UPDATED WITH NEW DRYWALL

ANTIQUE CORBELS FROM RECLAIMED SALVAGE

FEATURED ARCH / BARREL VAULTED CEILING

8" DECORATIVE BASEBOARDS

AROMATIC CEDAR COAT CLOSET

ORIGINAL 1 1/4" THICK FRONT DOOR THAT HAS BEEN RESTORED

INTERIOR FINISHES

MASTER BEDROOM



MASTER ENSUITE



MASTER CLOSET



MASTER & GUEST BATH

BATHROOMS CONTAIN CARRARA MARBLE FLOOR & WALLS • MASTER ENSUITE FEATURES A POLISHED CARRARA MARBLE FLOOR MOSAIC • STAINLESS STEEL PEDESTAL BATHTUB • GUEST SHOWER IS EQUIPPED WITH SPA SHOWER TOWER

PANEL & WAINSCOTING

RECESSED LIGHTING THROUGHOUT THE HOUSE REMOTELY DIMMED FOR RELAXATION, ENTERTAINING OR FULL LIGHTING REQUIREMENTS

IN FLOOR HEATING IN THE MASTER BEDROOM

TWO SOLAR THERMAL PANELS USE THE SUN'S ENERGY TO HEAT THE DOMESTIC HOT WATER IN THE HOME

HYDRONIC SYSTEM HEATS THE ENTIRE HOUSE WITH HOT WATER, COMPLETE WITH ELEGANT POWDER COATED BAXI RADIATORS & TOWEL WARMERS

GUEST BEDROOM



GUEST BATHROOM

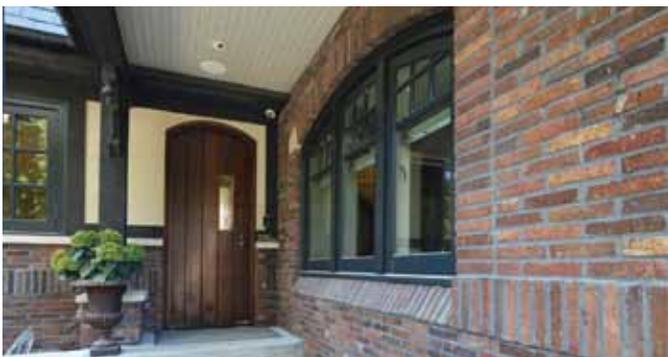
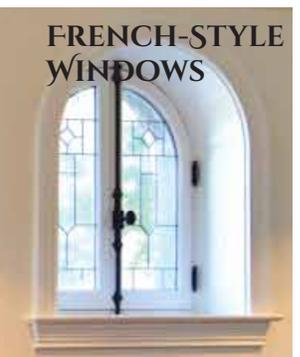


MEDIA ROOM



& KEY DETAILS

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WINDOWS

WEATHER SHIELD WINDOWS
COLLECTIONS SERIES

DISTINCTIVE WOOD -
PAINTED POLY EXTERIOR &
PAINTED FLAT GRAIN FIR INTERIOR

SIMULATED DIVIDER LITES

ORIGINAL LEADED INSPIRED
FRENCH WINDOWS WITH
BRONZE HARDWARE

ZO-E SHIELD 5
INSULATED GLASS

RETRACTABLE SCREENS

SOLID BRONZE HARDWARE
WITH STAY BARS

FRENCH-STYLE
WINDOWS

TECHNICAL



ELECTRICAL

CENTRAL LIGHTING SYSTEM
THAT ALLOWS LIGHTING
TO BE REMOTELY CONTROLLED

200 AMP SERVICE

CRESTON LIGHTING SYSTEM &
INTEGRATED ELECTRONIC
SYSTEM IS CUSTOM DESIGNED

MUSIC DISTRIBUTION
SYSTEM THROUGHOUT
THE HOME & OUTDOORS

MEDIA ROOM

BASEMENT

SEPARATE BELOW GRADE
ENTRANCE

STUDIO STYLE APARTMENT
IS ROUGHED IN FOR
KITCHEN, LAUNDRY,
4 PIECE BATH,
& SECURITY



SECURITY & COMMUNICATIONS

RUGGED OUTDOOR
PANASONIC 720P IP CAMERA

SUMP PUMP OVER FLO
SWITCH WITH BRACKET

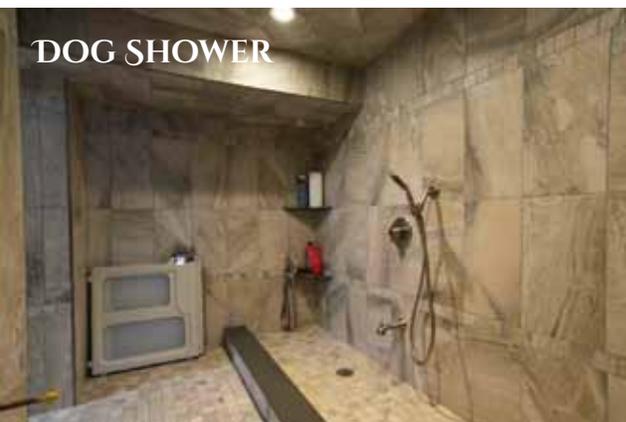
INTERCOM SYSTEM:
MASTER MAIN FLOOR
2ND MASTER IN LOWER LEVEL

12 VOLT ENVIRO-ALERT
TEMPERATURE
MONITOR

5 - SENTROL ROUND GLASS
BREAK DETECTOR

DOUBLE CAR DRIVEWAY
WITH SLIDING
ALUMINUM GATE AND
REMOTE OPERATOR

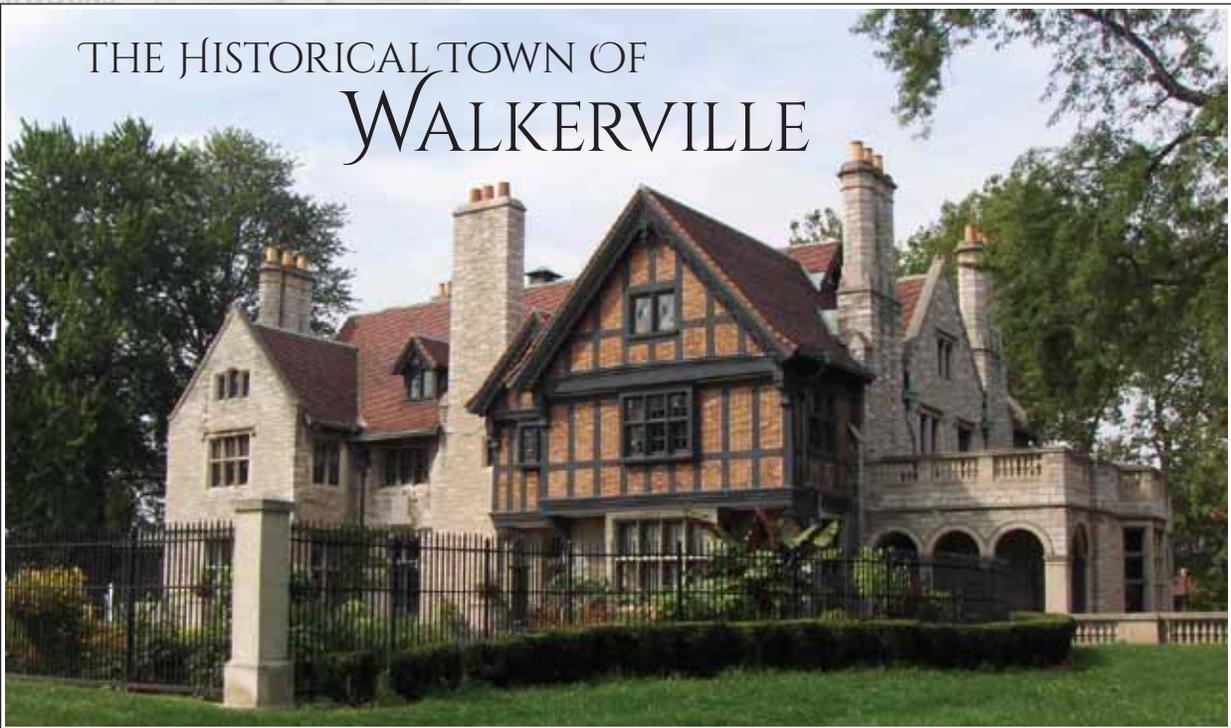
DOG SHOWER



SPECIFICATIONS

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THE HISTORICAL TOWN OF WALKERVILLE



WILLISTEAD MANOR BUILT 1904-1906

Willistead Manor is a historical house that was designed by renowned architect Albert Kahn in the 16th-century Tudor-Jacobean style of an english manor house. The home was built in 1904-1906 and was commissioned by Edward Chandler Walker, the second son of Hiram Walker. Today the 36-room mansion is used as a banquet hall, and the three-acre grounds are incorporated in a larger public park. The house can be rented for weddings, private parties and corporate meetings.

WELCOME HOME TO WALKERVILLE

The former town of Walkerville is now a heritage precinct of Windsor, Ontario. Incorporated in 1890, the town was founded in 1854 by Hiram Walker, owner and producer of Canadian Club Whisky. He established a distillery on the Detroit River, diversifying the business growing grain, milling flour and raising cattle. Today the town's many elegant houses and commercial buildings still stand, most of which were designed by famed architects Albert Kahn and Mason & Rice. Pictured below is the famous Low-Martin house. The home was built by the infamous rum-runner Harry Low in 1928 during the Prohibition. The house also served as the childhood home of Paul Martin Jr.

This historical and well-sought after area of Windsor contains plenty of amenities including shopping, restaurants, local parks, and is a short walking distance from the beautiful Detroit River. Enjoy a variety of tours at Willistead Manor, the distillery, and Canadian Club complete with whisky tasting. Local art exhibits and the annual Art in the Park festival are popular attractions. You will quickly fall in love with Walkerville's beautiful gardens, unique architecture, and vintage shops. The recently upgraded main road is bike-friendly making the rest of the town easily accessible.



KILDARE HOUSE BUILT 1885

LOW-MARTIN HOUSE BUILT 1928

CANADIAN CLUB WHISKY ESTABLISHED 1858



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