

- **90 Powell Avenue**

HISTORY OF HOUSE

- House **built AROUND 1910** as a single family home.
- Converted to a triplex in the 1940s as part of the housing shortage due to the war effort.
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- **RENOVATIONS:**
- Third floor apartment renovated in 1988,
- Second floor apartment renovated in 2011,
- First floor and basement renovated in 2016/2017.
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GENERAL

- **ADDITION AND DESIGN:**
- Architectural design by: Steve Ardington and Associates
- Interior design by homeowner.
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- Heating and air conditioning by AirZone HVAC.
- Heating is hydronic in floor with one Baxi boiler for the whole house in 4 zones feeding radiators upstairs and hydronic in floor on first floor and in the basement.
- Hardwood flooring is engineered maple with a custom stain from Logs End
- Doors and Windows are from Elite Windows installed by JR Windows
- Construction through to closed in by Acres Construction
- Structural Steel by Vadnais Steel
- Insulation by O'Reilly Brothers and Soundproofing insulation provided by Gratien Proulx
- Interior finishing carpentry by Pietro Furletti Carpentry
- Plumbing and electrical contractor: C&N Electric
- All interior Doors: 8 'high from Frank's Building Supplies
- All interior Door hardware: Grandor Lumber and Preston Hardware
- Wall colour throughout except Bedrare
- Trim and Ceiling colour: Benjamin Moore Simply White from Preston Hardware
- Door colour: Benjamin Moore Black from Preston Hardware
- Hardwood Flooring: Engineered maple with custom stain by Logs End

Entranceway

- Front Door hardware: Preston Hardware
- Floor Tiles: Ceragres Stones Quartz
- Sliding door hardware throughout: Gratien Proulx and Richelieu Hardware
- Sliding door: custom made by Pietro Furletti Carpentry

- Wallpaper: Hicks' Hexagon by Cole & Sons from Uproar
- Art: west side of front Door: Reproduction sketch of Mother and Child by Pablo Picasso from the Bombay Company
- Art: east side of Front Door: Oil on Canvas Old Man by S. Barcellini part of family collection from the 1970s.
- Chandelier: antique originally on the third floor. Rewired by Arevco

Grandmother's bedroom: (TO BE ROPED OFF)

- Wall colour on accent wall: Benjamin Moore xx
- Chandelier and ceiling medallion: original to the house
- Chair: Lazy Boy
- Dresser: Ikea
- Mirror and rug: Homesense
- Blinds: Linda Hamilton of Blinds and Shutters by Design

Office: (VOLUNTEER TO BE POSITIONED AT DOOR, BLOCKING OFF ROOM BUT EXPLAINING MURPHY BED)

- Custom cabinetry and murphy bed: design by homeowner, supplied and installed by The Guest Room
- Chandelier and ceiling medallion: original to the house
- Brick chimney: original. It was for the wood stove as this room and the ensuite bathroom were the original kitchen

Main bathroom:

- Plumbing fixtures from Mondeau
- Vanity and countertop/sink: Ikea
- Pendant lights: Marchand electric
- Shelves: Homesense repainted
- Mirror: Homesense
- Wall and floor Tiles: Ceragres
- Art on east wall: Jaya Krishnan of Krishnan Art on Bank Street
- Trio of lacquered art: workshops at the Distillery District in Toronto
- Shower curtain: Society6
- Stool: Homesense

Dining Room:

- Table and Sideboard: vintage teak from family members
- Chairs: Cadieux
- Blinds: Linda Hamilton of Blinds and Shutters by Design
- Rug: Homesense
- Light Fixture: Wayfair

- Track lighting: Marchand (track lights were used instead of pot lights for soundproofing – fewer holes)
- Bronze lady light fixture: Original to the house. Was mounted on the banister at the second floor landing. Rewired by Arevco
- Art: 3 pieces to left of hallway door- top and bottom by retired Ottawa architect James Weller of Merrickville. Middle by Sheila Hollander of Newfoundland
- Art: Painting of Sasha to right of door is by an unknown artist (part of family collection)
- Art: left of window of Windswept Pine original oil by family friend Charlie Rapsky of Sudbury
- Art: right of window Top: Garden by Anna Jalava.
- Art: right of window on the Bottom: abstract by friend Beulah MacLellan of Kanata.
- Art: Large oil painting of the Charlevoix on east wall by Ukrainian-Canadian artist Vladimir Horik from Art Mode Gallery
- Leaded window: original

Living Room:

- Rug: Homesense
- Custom woodwork for fireplace surround and TV Cabinet: design by homeowner, built by Mike Hilchie Cabinet Making. Custom steel sliding door frame by Vadnais Steel
- TV and Sonos: The Audio Shop
- Track Lighting: Marchand Electric
- Fireplace: Valor L3
- Sofa: Article
- Recliner: Cadieux interiors
- Side chair: Mikaza
- Drop leaf table: family heirloom from great-grandparents farm
- Round black table: antique
- Tiles for fireplace surround: Ceragres
- Marble Carving over fireplace: by David Bernett from Nepean Sportsplex Craftshow in 1987.
- Painting north side of fireplace: print by Terry Ananny
- Painting south side of fireplace: oil on canvas by Kolini (part of family collection)
- Custom draperies: Elite Drapery

Kitchen:

- Kitchen design: homeowner in collaboration with Kitchens by Design (now closed)
- Cabinetry: Kitchens by Design
- Handles: Upper Canada Specialty Hardware
- Countertop: Quartz from Saltillo Imports
- Backsplash: Marble from Saltillo Imports
- Faucet and soap dispenser: Delta Touch-20 from Mondeau.
- Kitchen Sink with Colander: Amazon
- Appliances : Universal Appliances. Bosch induction cooktop and 24" oven/microwave combination
- Light Fixture: Schoolhouse Electric

- Track lighting: Marchand Electric
- Art: Charlevoix Winter Night oil on canvas by Ukrainian-Canadian artist Vladimir Horik from Art Mode Gallery
- Art: "Florence" by Anthony J. Avery oil on canvas from Man of Ross Gallery, Ross-on-Wye, Herefordshire, UK 1992
- Floor Tile: Ceragres
- Sliding door to Mudroom: Original front door of house, refinished. Transom was originally above the inner door at the front door.
- Leaded window: original

Mudroom:

- Cabinetry: Kitchens by Design
- Countertop: Green marble remnant
- Sink: Amazon
- Faucet: Home Depot
- Floor Tiles: Ceragres Stones
- Star pendant: Wayfair
- Bench: Artemano
- Wood floor mat: Toronto Distillery District

Primary Bedroom:

- Cabinetry: Kitchens by Design
- Custom drapes and electric blinds: Elite Drapery
- Bedding: The Bay
- Bed: Vintage Teak from family members
- Chair: Family heirloom
- White Furniture: Ikea
- Indian wood carvings: Travels in India
- Glossy musician art: Cor Beattie of Four Corner Art (cor1000.com)
- Chandelier: Wayfair
- Wall colour: Benjamin Moore xxx from Preston Hardware
- Cabinet knobs: Pier 1 Imports

Ensuite Bathroom:

- Marble floor tile: Saltillo Imports
- Wall Tiles: Ceramic from Ceragres
- Wall colour: Benjamin Moore xx from Preston Hardware
- Plumbing fixtures including wall mounted toilet to ensure enough leg room: Mondeau
- Light fixtures: Wayfair
- Vanity: Wayfair. Custom sprayed with Benjamin Moore Gray Owl
- Mirrored wall cabinet: Wayfair
- Custom mirrors, shower door, magnifying mirror and shower shelf: Mirrorworks

Exterior:

- Landscape Design and plantings: by owner
- Hardscaping and fencing: Bytown Paving
- Decks: Pietro Furletti Carpentry
- Deck material: Azek from The Wood Source
- Railings: Les Rampes Mirik
- Custom steel trellis: design by owner. Manufacturing by Vadnais Steel