

196 Ninth Street – Enhanced Energy Efficient and Sustainable Home Features



List of upgrades from 2021 to 2025





A sustainable home is designed and built to minimize environmental impact by using energy-efficient systems, durable materials, and resource-conserving practices. It reduces energy and water consumption, lowers carbon emissions, and supports long-term affordability for homeowners. These homes also create healthier indoor environments and are built to last, benefiting both occupants and the planet.







This thoughtfully renovated home delivers what today’s buyers want most: comfort, lower energy costs, and a healthier indoor environment. Beautifully updated, this energy-efficient, health-focused and sustainable home combines modern comfort, built to reduce bills and environmental impact.


High-performance systems include solar panels, triple pane windows, high-efficiency toilet (HET), smart thermostat, high-efficiency furnace, ENERGY STAR appliances, European HASE-BARI Wood Stove, New Gas Generac Generator and Air-to-Water Filtration System. Mennonite flooring incorporates Low VOC, durable natural material improving indoor environmental quality supports a greener lifestyle without sacrificing style. New Sub Pump + Drainage System is future proofed for flooding.

Sustainable Materials and High-performance systems represent a commitment from the homeowner and includes the following features:

	Category / Feature	Model/ Model details	Technical Notes/summary	Images
1	High-Efficiency Appliances	Bosch SHV53T53UC Dishwasher — A fully-integrated 24" dishwasher. 36" Built-In Custom Panel French Door Refrigerator Benchmark® Series – Custom Panel B36IT800NP	Energy Star Rated Refrigerator and Dishwasher Modern high efficiency appliances operate at reduced wattage draw, lowering total electrical load on both grid tied and solar battery systems. This reduces peak load amperage spikes and stabilizes system performance, which is important for homes using mixed power sources.	
2	AC System	York outdoor air-conditioner condenser unit — designed to cool your home by compressing and circulating refrigerant through the HVAC system.	Latest generation high SEER system is engineered to reduce kilowatt consumption during cooling cycles. Its variable speed compressor lowers startup surge demand, enhancing off grid compatibility and reducing grid dependency while improving thermal stability across the home.	

3	New Triple Pane Windows (2023)	High-efficiency brick-to-brick replacement windows featuring triple-pane Low-E glass with argon fill, wood jamb/casing, and Level-2 rebate-qualified performance	Replacement with Triple Pane Low E glazing windows improves thermal resistance by reducing conductive heat loss and limiting solar heat gain. It significantly reduces HVAC cycling, improves indoor comfort, and enhances acoustic insulation. Low E coatings minimize infrared transfer, increasing the building envelope's efficiency.	
4	European HASE-BARI Wood Stove	The HASE BARI wood stove	Wood stove modern European soapstone stove delivers efficient radiant heat with a tall, elegant glass door for a clear fire view. Engineered for high combustion efficiency with controlled secondary burn cycles, maximizing BTU output per log.	
5	Solar Panels + Battery Storage	SolarEdge HD-Wave- Residential solar energy inverter system that converts DC power from rooftop solar panels into usable AC electricity for the home.	Photovoltaic array supplies renewable energy while the battery stabilizes voltage and frequency for off grid use. Provides load balancing, reduces grid draw, and ensures continuous operation during outages. Enhance system resiliency by offering stored energy during low insolation periods.	
6	New Gas Generac Generator (2023)	Generac Guardian 24kW Automatic Home Standby Generator Wi-Fi Enabled	Serves as a backup power source . Provides stable voltage output under high load conditions, ensuring uninterrupted operation during extended low solar periods. Supports essential circuits and battery charging if needed.	

7	New Washer and Dryer (2024)	Electrolux Luxcare washer and dryer.	Energy Star rated. Electrolux LuxCare Plus washer and dryer offer deep, gentle cleaning with smart wash and steam features that adapt to each load.	
8	Air-to-Water Filtration System	RussKap Tiffany atmospheric water generator: This appliance extracts water from the air and purifies it, providing a self-replenishing source of drinking water.	Atmospheric water generator extracts moisture by condensation through a high efficiency compressor and multistage filtration system. Reduces strain on well supply and provides independent potable water generation up to ~13 gallons/day under optimal humidity conditions.	
9	New 200-Amp Electrical Panel	Cro North Electric installation of a 200A panel and associated components to 2024 EAS standard.	Heavy duty service panel accommodates solar inverter loads, generator input, and whole home surge protection. Enables future EV charging and electrical expansion	
10	New Sub Pump + Drainage System	New Liberty Battery back up sump pump installed into system in the event primary pump fails. 3HP pro flow Sump pump installed.	Hydraulic sump pump management upgrade designed to redirect hydrostatic pressure away from the foundation, reducing the risk of moisture intrusion and structural deterioration	
11	New Water Heater (2024 Owned)	ProLine® XE Power Direct Vent Water Heater.	The ProLine® XE qualified Power Direct Vent water heater is designed with a sealed combustion chamber, ultra-quiet blower and state-of-the-art gas control for highly accurate and reliable temperature regulation.	
12	New Furane (2024)	Trane 96 2 stage variable speed gas furnace is Energy Star Certified. Warranty 10 year until July 2034. Heat Exchanger Term End Date is 07/23/2123 (99 Years)	Locally installed by Air Solutions Heating & Cooling Inc. The Trane 96 Two-Stage Furnace is considered very efficient. Its high efficiency comes mainly from its AFUE rating of up to 96% , which means up to 96% of the fuel it burns is converted into usable heat.	

13	Locally Sourced Wood Flooring	Mennonite Flooring in main floor and basement	Locally sourced natural material with low embodied carbon and insulation properties. Locally sourced materials reduces transportation emissions, lowers embodied carbon, and supports local businesses.	
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Sustainable Features of the Home

This home's outdoor space is ideal for healthy, sustainable living and easy entertainment. Enjoy edible and medicinal gardens with five raised beds, plus two apple trees (with four varieties each) and two pear trees. Local stonework surrounds the pool, complemented by a new fire pit with stone patio, creating a beautiful gathering area. A new full fence with car gate adds privacy and security, while the pool is upgraded with a new heater, liner, cover, and cleaning system for efficient, low-maintenance enjoyment.

1.	Gas Fireplace w/ Muskoka Granite wall frame	Direct vent gas system with improved combustion efficiency. Granite cladding increases thermal mass, absorbing and slowly releasing heat to reduce HVAC cycling frequency.
2	Calacatta Granite Backsplash	Exceptionally heat-resistant material ideal for high temperature cooking zones, reducing wall heat transfer and enhancing fire safety.
3	Resurfaced Kitchen Cabinetry	Sustainability improvement by retaining original cabinet bodies, reduces material waste and embodied carbon compared to full replacement.
4	White Brick Feature Wall	Reflective surface increases interior daylight distribution, reducing artificial lighting demand.
5	Main-Level Bath Renovation (Heated Floors)	Radiant heating provides efficient thermal delivery at lower operating temperatures, reducing total energy consumption compared to forced air heating. Natural Stone and marbles
6	Two Renovated Bathrooms (Upper Level)	Updated with modern, water efficient fixtures reducing daily water consumption and improving system longevity.
7	New Skylights (Oct 2025)	High efficiency glazing increases natural daylight penetration, lowering electrical lighting demand and improving passive solar heating potential. insulation
8	Basement Renovation + New 3-pc Bath	Improved insulation, materials, and ventilation reduce moisture accumulation while increasing thermal stability.
9	Muskoka Granite Flooring	High density natural stone with excellent thermal mass properties. Helps regulate indoor temperatures by absorbing daytime heat and releasing it gradually, reducing heating cycles.
10	Edible & Medicinal Gardens	Supports sustainable living by reducing food transportation energy. Improves biodiversity and soil health, attracting pollinators.
11	Raised Garden Beds (x5)	Optimized soil structure increases productivity and reduces water consumption through controlled irrigation.
12	2 Apple 4 types of apples each tree & 2 Pear Trees	Perennial food production requiring minimal long term energy input compared to annual crops.
13	Location Sustainability	Walkable location steps from downtown reduces vehicle usage and associated emissions while increasing daily convenience. Being situated on public transportation routes further lowers environmental impact by enabling low-carbon mobility choices and expanding access without dependence on personal vehicles.

14	Local Stonework Around Pool	Low energy material with long life cycle and minimal maintenance. Reduces heat island effects around pool deck.
15	New Fire Pit & Stone Floor	Durable materials increase thermal retention and resist weather related degradation.
16	New Full Fence + Car Gate	Improves property security and protects garden ecosystems
17	New Pool Heater	Modern high efficiency system reduces energy consumption while maintaining stable water temperature.
18	Pool Liner + Cover	Cover reduces evaporative water loss and heat loss at night, decreasing required heating output.
19	New Pool Cleaning System	Optimized circulation and filtration reduce chemical demand and electrical consumption.
20	Robotic Pool Cleaner	Operates at low wattage with intelligent routing to minimize energy use while improving water clarity and reducing manual labor.