Casa Bianco

2345 -130A St, Crescent Park

Designed by Mark Peers

Built by Tuscan Developments www.tuscandevelopments.com



Casa Bianco is a 5,500 sq/ft. Tuscan Residence on an 18,000 sq/ft. property with a 500 sq/ft. detached garage.

Timeless Architectural Features

Tuscan wood windows, heated terracotta tile floors, French doors and large rooms with high ceilings and crown moldings – a **Mediterranean ambience** of arched doorways and large windows embracing open space and sunlight. Living areas flow without interruption; each room provides an intimate space, separate yet flowing together as the living area opens directly to kitchen, dining room and private garden. Exposed structural wood beams, solid arched doors, stucco walls and cobblestone pathways finish the Tuscan Home - positioned to optimize privacy and enjoyment of the property.

Three Levels of Living Space

On the main floor, French doors lead to library/study with maple cabinetry and granite fireplace. Arched doorways lead to the **Tuscan Kitchen** with granite bar enjoining formal dining room and



living room with massive wood-burning fire place and French doors to garden – creating an indoor/outdoor living space.

Grand Douglas Fir Staircase in foyer brings all living areas together - Downstairs to Tavern style Bar, Billiard Room, Children's Craft Room, Guest Bedroom, authentic Wine Cellar and director's Home Theater with 120" screen and sound proofing - Upstairs to gallery and four bedrooms with arched solid core doors, vaulted ceilings, chandeliers and marble bathrooms.

A Home of Substance and Quality

Structurally engineered around the seismic core stairwell and braced by concrete internal walls, the Tuscan Home is built to endure. Flooring is heated concrete slab on silent floor joists and provides sound proofing to lower levels. Roof is concrete slate with lifetime warranty. Home includes radiant floor heating, security system, built-in vacuum, wireless computer receivers, irrigation system, hot tub and the state-of-the-art Home Theater. Garage is finished to same level, with a loft storage area.

Exterior

- Roof Concrete slate (lifetime guarantee)
- Windows Solid wood with brass hardware
- Doors Solid wood with forged brass handles
- Veranda/Walkways London cobblestone & slate
- Covered Patio Clear cedar & crown moldings



Library/Study

- French doors from fover
- Granite hearth with direct vent gas fire place
- Maple cabinetry and shelving
- Television/DVD and computer hook-up
- Mood lighting and chandelier





Foyer

- Solid wood door with imperial brass handset
- Italian Sassolo Rosso terracotta tile
- 10 ft. high ceilings with Crown Molding
- Powder room travertine tile & antique basin
- Grand fir staircase to lower & upper levels



Tuscan Kitchen – the heart of the home

- Victorian mitred, aged wood & glass cabinetry
- Large pantry with shelving, draws and baskets
- Granite counter top with Ogee edging
- Panasonic convection microwave
- Silent GE Profile Dishwasher & Kohler sink
- Self-cleaning GE Profile Gas Range and Oven
- Faber deluxe smart hood fan
- Double Maytag fridge/freezer
- French doors to covered veranda & garden

Living Area

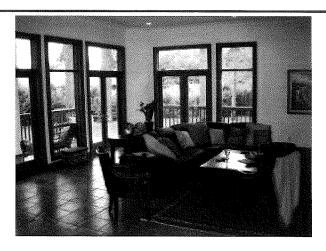
- Arched entrance from kitchen
- 11 ft. ceilings with Crown Moldings
- Raised terracotta tile hearth large wood mantle
- Four foot masonry, wood burning fireplace
- Blue Flame gas log lighter to start wood fire
- French doors to covered veranda & private garden



Children's Craft Room

- Double desk with computer hook-ups
- Raised working & storage area
- Aged pine cabinets
- Arched window





Dining Room

- Arched entrance from kitchen
- 8 ft. wood windows opening to private garden
- Mood lighting with double chandeliers
- Accommodates table to seat 12
- French doors to covered veranda & garden



Laundry & Mud Room

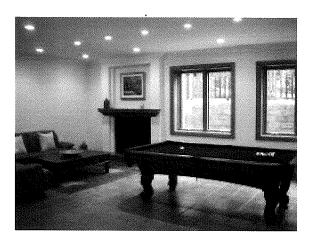
- Butlers pantry & storage
- Antique white cabinets & slate style counters
- Front load LG Washing Machine and Dryer
- Extra-large Kohler sink
- Dutch door with full glass top to rear yard

Tavern Style Bar

- Maple bar-reminiscent of old world Tavern
- Double cabinetry, mesh doors and glass shelving
- 3" thick cherry red, counter with 6" edging
- Bar Sink & Fridge

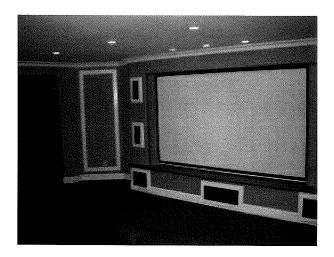
Entertainment & Billiard Room

- Grand entrance on wide landing and stairs
- Full light, south facing windows
- Exposed structural beams
- Raised hearth and gas fireplace

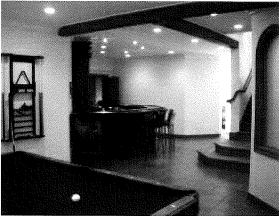


Authentic Wine Cellar

- Concrete walls and ceiling
- Aged fir beams and aged cedar wine-racking
- Solid 2.1/2" Tuscan wood door weather sealed
- Kohler sink on antique wood pedestal
- Centre floor drain
- Black iron candle chandeliers









Director's Home Theater

- Classic Stage aged wood & wainscot detail
- Soundproof Concrete wall & solid wood door
- Raised Floor Carpeted with aged wood step
- Ventilation Thermostat controlled exhaust fans
- Seating Leather Sofas & Love Seats on 2 levels
- 120" Automated Screen & 65" Television
- Remote Control Projector Marantz receiver
- Blu-Ray DVD player Sony BDPS500,
- 7.1 Surround Sound (11 speakers PSB Image B15, Alpha C1, Bose 301 & Double Subwoofers.

Bathrooms

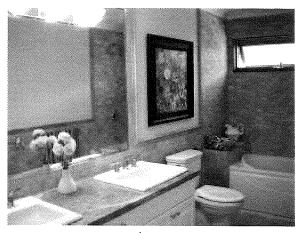
- Floor to ceiling marble, travertine and ceramic tile
- Marble counter tops & hi-gloss cabinetry
- Pedestal sinks and Roman style designer faucets
- Custom glass showers with silver hardware
- Panasonic silent bathroom Fans
- Classic & tile framed mirrors
- Arched solid core doors with forged brass handles
- Interior wood framed windows

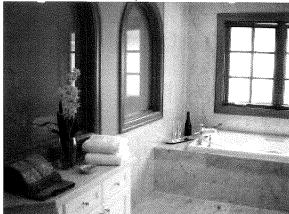


Bedrooms

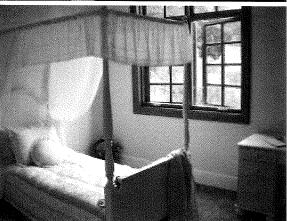
- Solid core arched doors with forged brass handles
- Vaulted ceilings with vintage chandeliers
- Beveled glass closets with interior lighting
- Built-in shelving and hanging space
- Stain master carpets with high density under-pads
- Wood windows with premium wood blinds











Mechanical Room

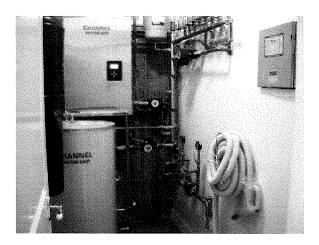
- Radiant Floor Heating IBC condensing boiler
- Built in Vacuum System Power head and hose
- Audio Visual Wiring Panel central router
- Security System Master Panel direct response
- Electrical Panel central controls and fuse box
- Simplex Control Panel for basement sump



Garage

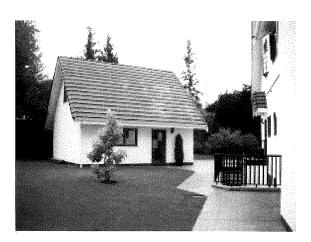
- 18' Wood door with transom windows
- Aged wood counter & shelving
- Finished ceiling & lighted work area
- Storage mezzanine/loft with vaulted ceiling
- Jack Shaft 3800 silent door opener, remote control
- Rain Bird automatic sprinkler control panel
- Slate base board & stamped concrete floor





Garden

- Evergreen hedge, mature trees & rock border
- High pressure hose connections
- Automatic sprinkler system 9 Zone Rain Bird
- Coast Spa Hot Tub black opal & red cedar trim
- Barbeque quick connect gas line hook-up

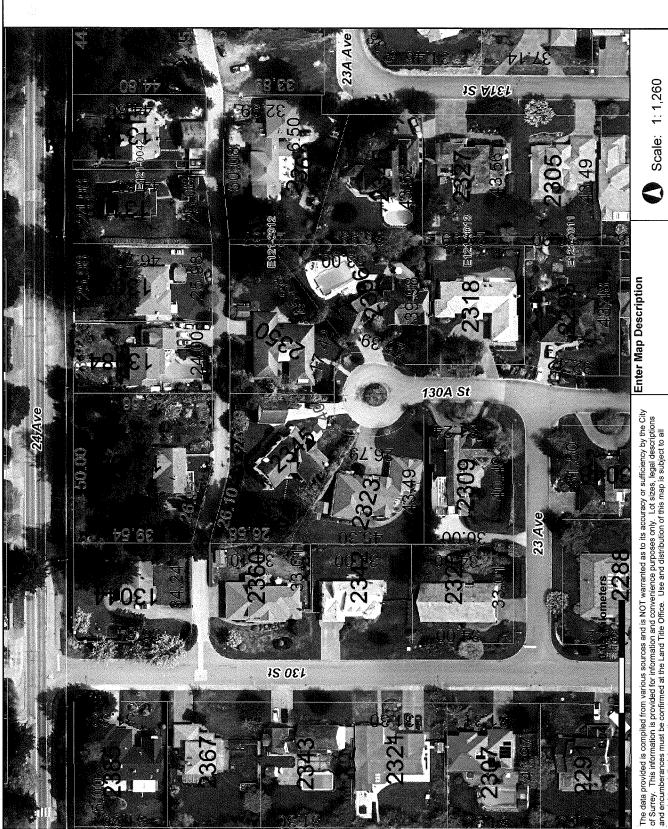


Tuscan Furniture Package (available)

- European classic furniture
- Persian carpets
- Carved, maple billiard table
- Natural wood dining room table, seating 10
- Leather sofa's & classic bar stools/chairs
- 42" Sony Television for library







Legend

Road Names1000_4000 Lots (Outline)

3rd Party Agreement Easements

Restrictive Covenant

Aerial Photo April/May 2011 Red: Band_1

Green: Band_2 Blue: Band_3

Hooks

Lots

BC Gas

BC Rail Standard Lot BC Hydro

BN Rail Standard Lot CN Rail City Land Standard Lot City Land Strata

FRPA Foreshore Tenure Federal Standard Lot

Harbour Board Standard Lot **GVRD Standard Lot**

Park - City Purchased Park - City Dedicated

Park - Provincial Park - Regional

Private Standard Private Strata

Provincial Standard

School Standard Lot Transit Standard Lot

Scale: 1:1,260

Map created on: April-18-12

copyright and disclaimer notices at cosmos.surrey.ca.