



Welcome to 13707 Marine Drive WHITE ROCK ESTATE LIVING

Offered For Sale @ \$4,888,000

2-5-10 WARRANTY***

Timeless Elegance describes this White Rock Estate Custom Architect designed residence. Rare and Exclusive Estate property on prestigious Marine Drive, neighbouring the Peninsula's most expensive properties. Stunning style and attention to details will satisfy the most discerning buyer. 3 years old, 9,736sf on three levels, 24,393sf landscaped lot (1/2 an acre). Remote gated entry into expansive parking area, all interlocking pavers. Oversized Three car garage. Extreme high end construction features a magnificently sculpted exterior. 2 Heatpumps / AC; 2 Hot Water Tanks + Generator and 2 sump pumps with alarm. Two Incredible Master Suites; one with private deck facing south toward the Ocean; both appointed with luxuriously pampering Ensuites, custom B/I closets and dressing rooms. 6 bedrooms all with Ensuites. Solid Hardwood, Exquisite Marble, Granite and limestone throughout. Maple cabinets in Gourmet Chef's Dream kitchen highlighted by oversized granite island, Sub Zero fridge, 6 Burner Stove, plus Wok Kitchen. Very open plan with soaring cathedral ceilings, extensive Arch glass windows captivating the private backyard with cozy firepit. Luxury entertainment areas include Sound-system throughout, Library, Home Theatre with Karaoke, Billiard Room with Billiards Table, Bar and Wine Cellar. This fine Estate home must be viewed to be appreciated.

You deserve this life! + + +

Age: 2 years
 Legal Description: PL7664LT7LD36SEC9TWP1PartNW1/4,Except Plan N501'.
 Gross Taxes: \$14,815.74 (2011)
 Zoning: RS-6
 Lot Dimensions: 24,393 sq feet
 Square Footage: Main Floor: 4585 sq feet
 Upper Floor: 2993 sq feet
 Basement Finished: 2158 sq feet
GRAND TOTAL: 9736 sq feet
 Garage: oversized; 3-car – 9' doors
 Patios & Decks: front & rear / extended living w Firepit

MARINE DRIVE ESTATES—CENTRAL LOCATION— GOOD FENG SHUI- PRESTIGIOUS

FEATURES OF THIS HOME:

MAIN LEVEL:

FOYER	Solid Walnut Hardwood Flooring throughout; Glass & Wood Designer Front Door, Open entry, Chandelier
GREAT ROOM	Solid Grand Concrete Sculpted Mantle with Gas Fireplace, 20' Cathedral open height, High profile Crown & Baseboard; Solid Walnut Hardwood; open to Eating Area and Gourmet Kitchen for Gastronome Entertaining, Arch Cathedral Window wall; Prestigious columns
KITCHEN	Solid Maple Cabinetry, Tumbled Limestone Backsplash, Exquisite Granite Countertops w large Undermount Sink/garburetor, WOK KITCHEN, Oversized Granite Island seats 4+, Kitchenaid B/I Oven; & Six Burner Gas Cooktop, powerful Stainless Steel Faber Hood Fan; Panasonic Built-in Microwave, Top of the Line Sub-Zero Fridge; double drawer Fisher Paykel Dishwasher, fine Faucets, Phone Desk, Halogen under Cabinet Lighting, Open access to Patio & Outdoor Entertaining Area
DINING ROOM	Millwork detail, Chandelier, Solid Walnut Hardwood, High Ceilings, High profile Crown & Mouldings
OFFICE	Formal Reception off Foyer; Windows to the South; Prestigious solid Walnut Hardwood; Executive Office/Den
GUEST BEDROOM	Quiet off Rear Staircase; Spacious; fine Ensuite attached with Black Granite & undermount sink vanity
EATING AREA	Open to Kitchen & Great, Chandelier, access to Rear Patio

WOK KITCHEN	Open to Kitchen, Walk-in, Solid Maple Cabinetry, Granite Countertops, 4 burner gas Kitchenaid cooktop; Upper cabinets; Sakura Hood-fan; Glass mosaic backsplash
POWDER ROOM	Two piece, Solid Maple Cabinetry, undermount sink with fine Hardware and Cabinetry
LAUNDRY ROOM	Front Load LG; access to Rear Yard/Parking/Sports Court
MASTER ON MAIN	His & Hers Large Walk-in-Closet/Dressing Room with Professional Organizers, Spaciously includes seating, faces South, Spa Retreat Ensuite
SPA ENSUITE	Five piece, His & Hers Double Sinks with fine Hardware, Vanity Mirrors, Maxx Elegant Oversized Soaker Tub, Extreme/Spa walk-in Shower w Dual shower heads, Toilet Closet, Marble Tile Floor & Tub Base; could add steam to shower
OUTDOOR PATIO	Rear North Patio BBQ & Outdoor Entertaining Centre with cozy Firepit, Natural Gas Hookup; Sound Speakers wired to Rear Yard; Access to Rear Triple Parking/Garage & Yard
STAIRCASE	TWO Prestigious Custom Railing Staircases w lighting-Solid wood & wrought-iron; extra wide Stairwells w Wood Runners
DESIGN	Architect Bob Ferguson – Graphic Square Design



UPPER LEVEL:

SECOND MASTER	Electric Fireplace; His & Hers Large Walk-in-Closet with Professional Organizers, Walk out balcony to the South toward Ocean; Spa Retreat Ensuite
SPA ENSUITE	Five piece, His & Hers Kohler Undermount sinks; Arcitec Stand-alone Elegant Oversized Soaker Tub, Extreme/Spa walk-in Shower with Dual shower heads, Toilet Closet, Marble Tile Floor, His & Hers Solid wood Antique White Finished cabinetry
3 BEDROOMS	3 Large Bedrooms fully Ensuted with 4 piece Bathrooms
GRAND HALLWAY	Open to below Great Room/Patio/Private Estate backyard
LIBRARY	3 Sets of French doors open up this Masterpiece Library; Deep Crown & baseboard; Built-in Cherry Cabinets on both sides; Wet Bar with Granite; Electric Fireplace; Lighting features in Cabinetry; Open to Grand Great Room; Walk-out to South facing extensive Balcony toward Ocean

BASEMENT:

THEATRE ROOM	High-end Projection Suvelliev Entertainment System; FULL KARAOKE SYSTEM; Klipsch Speakers; 10-point Surround; designer lighting; THEATRE TIERED SEATING; top of the line
WET BAR	Granite, Solid Wood Cabinetry, Feature Cultured Stone wall, Bar Fridge, Access to Media and Music Rooms; Vibrant WINE CELLAR; optional cold wine temp/controlled storage
MUSIC/FAMILY	Additional room can be Multifunctional for Music, Family, Entertaining or Bedroom
LOWER BATH	could have Infrared Sauna and Steam Room Added
BILLIARDS	Ample space for Billiards; Access to Rear Yard; Rear Lower Patio could be Hot Tub Recreation Area; wired for Hot Tub
STORAGE ROOM	Spacious; 3 separate Storage/Utility Areas PLUS large crawlspace; offer excellent Storage
SPORT COURT	Rear Yard with interlocking pavers

ADDITIONAL FEATURES OF THIS HOME:

- Custom Built home by Presidential Homes
- Designed by Bob Ferguson: Graphic Square Design
- 2-5-10 Homeowners Warranty with National
- Architect Designed Floorplan & Features
- Situated South-exposed Front Yard; grand fenced Private Estate Rear Yard
- Feng Shui – Water/South --- Fire/Trees/North
- SECURITY GATED PROPERTY: Surveillance camera; remote & code access
- 2 Heat Pumps/2 Hot Water Tanks/Generator/2 Sump Pumps/w Alarm
- Fire Sprinklers throughout
- Good: FENG SHUI–Attracts Fortune–2 Wings–Green Dragon/White Tiger
- Professional Sound System Through-out and into Rear Yard
- Custom Millwork and High Profile Baseboard Moulding thru-out
- Deep Crown Moulding detail thru-out
- Designer Paint
- 2x6 Construction with Silent Floor System
- 18' Cathedral Ceilings on Main, 9' Ceilings in Basement/9' Main & Upper
- Cablevision Outlets in all Bedrooms & Offices
- Internet thru-out
- Lights in Closets; Built-in Closets and Dressing Room Features
- Fine Hardware on all Doors
- Triple Car Garage with 8' Door Clearance
- Natural Gas Line for Barbeque @ Rear Interlocking Patio
- Solid Doors thru-out – no bi-folds
- 3 Levels of Deck/Patios:
 - Upper Ocean/South Balcony from Library: 30' x 11' : 300 SF
 - Upper Ocean/South Balcony from Master: 15'5"x3'3': 50 SF
 - Upper Ocean/South Balcony from Bedroom: 15'5"x3'3': 50 SF
 - Interlocking Pavers Patio/Rear and walkout from Billiards
- 40 year Concrete Tile Roof
- Designer Exterior with Sculpted Stucco Features – Elegant Estate
- In-ground Sprinkler System; front & rear
- Built-in Security System
- Built-in Vacuum System
- Professional Landscaping
- Designer Arch Feature windows
- 2" Polywood Blinds / Hunter Douglas Silhouette Blinds
- Garage: oversized-3-car; 34'x22'11" ; 9' doors
- Parking: Front & Rear: 3 car covered garage; Rear/Front: 10+ cars
- SCHOOL CATCHMENTS:
 - Elementary – Ray Shephard Elementary School
 - Secondary – Elgin Secondary School

See online Virtual 360 Tour @

www.evonmayer.com

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