

15388 Royal Avenue

GENERAL SPECS

- **Lot Size:** (8,190 SF) 70'x117'
- **Living Space:** (6,656 SF) 5 bedrooms, 7 baths, 3 fireplaces
- **2x6 Construction:** Brick exterior walls, LeafGuard Gutters
- **Extensive Cabinetry** and millworks. All granite counters
- **Euroline Windows:** Doors with tilt/sliding features
- **Views of Ocean** and city lights of Blaine from family room, eating area, kitchen, den, master bedroom, guest room, first and second floor bedrooms
- **Heating** 14-zone, in-floor hot water radiant heating on all 3 levels
- **Roofing:** Torch-on, 30-year warranty
- **Triple Garage**

MAIN LEVEL

- **Entry Hall:** Solid 8' fir double door, 19' high vaulted faux painting ceiling with elegant chandelier
- **Living Room:** Elegant stone mantel fireplace, 12'6 high ceiling
- **Dining Room:** Ocean view, classic chandelier, detailed mouldings on ceiling
- **Kitchen:** Ocean view, maple cabinets with granite countertops, tile flooring, 2-double sinks, top of the line stainless steel appliances, Miele oven/dishwasher/steamer, Viking 4-burner w/ griddle stove, Decor extra wide hood fan, KitchenAid 48" fridge, Kenetico water system, pantry
- **Eating Area:** Ocean view, breakfast counter, tile flooring, California shutters

- **Family Room:** Ocean view, oak hardwood flooring, access to 1,167 SF balcony, elegant fireplace, built-in cabinets
- **Guest Room:** Ocean view, private 4-pc bathroom, closet
- **Laundry:** Front loading washer and dryer, granite countertop with deep sink

UPPER LEVEL

- **Master Bedroom:** Ocean view, fireplace, extra large walk-in closet (240 SF), French door with access to 452 SF balcony
 - **Ensuite:** Maple cabinets, granite countertop, tile flooring, double sinks, soaker tub, double-size walk-in shower
- **Bedroom 1:** Ocean view, with own study quarter, private 4-pc bathroom (w/ granite countertop), and walk-in closet
- **Bedroom 2:** Ocean view, French door with access to 452 SF balcony, with own study quarter, private 4-pc bathroom (w/ granite countertop), and walk-in closet
- **Den:** Ocean view, built-in cabinets, French door with access to 452 SF balcony

LOWER LEVEL

- **Media & Games Room:** Wet bar and room for pool table, French door leading to outside courtyard
- **Exercise Room:** Connected to hot tub, sauna, and steam shower. Built-in entertainment/sound system. Look out the picture window to enjoy the Japanese garden.
- **5th Bedroom:** Private 4-pc ensuite with granite countertop, walk-in closet
- **Mud Room:** Cloakroom, granite countertop with sink, room for fridge or deep freezer

OTHER FEATURES

Video/Intercom System

- **Cross Hall** living/dining room
- **Traditional Mouldings** in every room
- **9' Ceiling** on main and 8'6 on upper/lower level
- **Tile Flooring** in kitchen, eating area, laundry room, all bathrooms, and entire lower level. **Hardwood Flooring** is applied everywhere else
- **Business Phone System:** Panasonic Digital TD816 (also controls electric strike gate)
- **Security System:** Includes garage and window breaking sensors
 - **CCTV System:** Close Circuit Television Video
 - **4 Security Camera Locations:** Gate, Front Door, Sidewalk, Garage
- **Home Business Network System:** All rooms wired for phone, cable, and ADSL hi-speed Internet
- **Miscellaneous Amenities:** Toto toilets have soft close feature. Built-in vacuum cleaner. Outdoor heater and 2 BBQ gas outlets.
- **Viesmann Vitodens 200 boiler, Vitocell 300 Litres hot water tank. Vanee Heat ventilation system, A/C & Hepa Filter**
- **Gas powered back-up generator:** generates electricity in case of power failure
- **Cold/Hot Water Outlet** in garage
- **Front & Rear Gates** are remote controlled
- **Irrigation Sprinkler System** for garden and lawn
- **Fire Prevention Sprinkler System** throughout entire house
- **New Home Warranty**