

14334 SUNSET DRIVE - FEATURES

Custom Builder: Roy Brown

Interior Designer: Joan Walker

Total Square Feet of Home: 7,433 sqft

Lot: 11,395 sqft (Frontage: 70 ft/Depth: 152 ft)

Custom Built: 2008

Bedrooms: 4 / Bathrooms: 7

Triple Garage (One Double Garage Plus One Tandem)

INTRISTIC STRUCTURAL FEATURES OF HOME:

High Velocity Air Conditioning

Radiant In-Floor Heating (11 Zones) Set-In Concrete for Each Floor Level

Separate Thermostat for Each Room

Hot Water on Demand – Gas Viessman Boiler

CAT 6 – Optic Satelite TV (Included in Sale of Home)

Audio-Visual: Niles – Every Room

Water Softener System & Water Purifiers for Drinking Water

Highest Value Insulation for Minimal Noise Transfer (Squeak Free Joists)

Pre-Wired for Revenue Suite at Lower Level (Laundry Roughed-In)

Garaventa Elevator (5 Levels: 3 Floors for Home, Garage Level & Storage Room Level) - Inspected Annually

INTERIOR FEATURES THROUGHOUT:

Monitored Security System with Cameras and Intercom

(Lower Level System May Be Separated)

Flooring: South African Majobe – Clear Stained (Solid Boards)

Built-In Vacuum System – All Levels

12' Ceilings on Main (9' Ceilings on Lower Levels)

Natural Stone BC Granite Work Surfaces

Wrought Iron Light Fixtures with Recessed Lighting

Extensive Art Walls with Object Lighting

Hunter Douglas Blinds

Ample Storage

Clear Fir 12 Inch Baseboards

FOYER:

Size: 10'11 x 8'2

Custom Solid Clear Fir 8' Doors with Wrought Iron Peep Hole & Mortis Locks

Security Camera at Entry Door

Slate Flooring

Large Skylight

Two Piece Powder Room off Foyer (Onyx Vessel Sink)

LIVING ROOM:

Size: 23'10 x 18'3

Coffered Ceilings

36 Foot H/E Natural Gas Fireplace with Maple Mantle and Floor to Ceiling Rock

KITCHEN:

Size: 18'2 x 15'10

Six Burner Plus Griddle Viking Electric/Gas Range (Double Oven) – Self Cleaning
Commercial Grade Low Profile Side-by-Side Fridge/Freezer

Vent-A-Hood Venting

Bosch Silent Dishwasher

Wine Fridge

Grohe Fixtures

4 Person Eating Island

Juice Kitchen/Pantry (Roughed-In for Wok Kitchen) with Custom Door

Drinking Water Filtration System

Vaulted Ceilings

Granite Surfaces with Mortared Edges

Custom Glazed Maple Cabinetry

DINING ROOM:

Size: 16'6 x 12'1

Built-in Custom Side Board with Lighting

Iron Light Chandelier

French Doors Lead to Outdoor Stone Water Feature

MASTER BEDROOM (MASTER ON MAIN):

Size: 19'11 x 17'10

Full Views of Mount Baker and White Rock Pier

Vaulting Ceilings

Sisal Carpeting

His (9'8 x 6'2) & Her (10'0 x 6'2) Walk-in Closets

Shoe Closet with Built-Ins

H/E Natural Gas Fireplace with Maple Mantle

Hardwood Flooring

Roughed-In for Washer/Dryer

MASTER ENSUITE:

Bain Ultra Air Tub

Toto Toilet

Double Sinks with Grohe Fixtures

Large Two Person Shower – Multi-head Rain Shower

Built-In Vanity with Swarovski Crystal Light Fixtures

Quartz Surfaces

Heated Floors & Heated Towel Rack

Laundry Shoot

FAMILY ROOM:

Size: 23'11 x 23'4

Large Built-in Cabinetry for Entertainment Equipment Storage

Stacked Rock Fireplace

Double French Doors with Mortis Locks Leading to Covered Patio with Outdoor Speaks

WET BAR:

Size: 15'8 x 8'7

12-Foot-Wide Bar with 5 Person Seating Island

Dishwasher Drawer & Bar Fridge

Recessed Bar Lighting

Granite Surfaces

Slate Flooring

Custom Door & Cabinetry with Soft Close

WINE CELLAR:

1,000 Bottle Capacity

Humidifier – 56 Degrees

LAUNDRY ROOM:

Size: 17'1 x 8'3

Steam Washer/Dryer

Laundry Shoot

Built-in Ironing Board

Slate Flooring

Brain for Indoor/Outdoor Sound System & Speakers (Niles System)

OFFICE:

Size: 15'11 x 10'11

9 Foot Ceilings

Walkout to Covered Deck Space with Outdoor Speakers

GYM:

Size: 23'11 x 17'7

9 Foot Ceilings

Infrared Sauna

Ceramic Tile Flooring

Walkout to Covered Deck Space with Outdoor Speakers

YOGA STUDIO:

Size: 25'0 x 17'3

9 Foot Ceilings

Heated Cork Flooring

EXTERIOR:

Natural Gas Fire Pit

3,000+ sqft of Glass Railing Deck & Patio Space (Covered & Open)

Natural Gas Outlets on Patio

Five Exterior Water Outlets

Waterfall on Southern Side of Home (Marine Drive)

Natural Wood Soffits

Concrete HardiPlank

Three Tier Southern Exposed Garden Beds

Low Voltage Irrigation System with Outdoor Timers

Garden Shed for Additional Storage

Gutter Intragal – Direct to Storm Sewer

Lots of Space to Add Outdoor Pool

Roughed-In at Two Locations for Hot Tub

Lynx BBQ – Included in Sale of Home

Stairwell on South Side Leading to Marine Drive with Intercom for Access

