

14146 MARINE DRIVE

Type of Home: Two Storey with Walk-out Basement

Total Square Feet of Home: 5,563 sqft

Lot: 10,890 sqft (Frontage: 63 ft/Depth: 211 ft)

Custom Build: 2013 by DAG Designs (<http://www.dagdesign.ca>)

Bedroom: 5

Bathrooms: 6

Video Tour: <http://vtour.bentleyimages.com/14146-marine-drive/video>

INTRINSIC STRUCTURAL FEATURES OF THE HOME

Concrete Construction

Steel Beams

Remote Security Gates

Concrete Driveway

Commercial Glazing

Deep Soffits

Integral Gutters

Torch-on Roof

IBC Water Heater

Viesmann Boiler

Three Pump Up System

INTERIOR FEATURES THROUGHOUT

High Velocity Air Conditioning

Built-in Speakers Throughout Inside and Outside

In-Flooring Radiant Viesmann Heating (36"/24" Porcelain Floors)

FOYER

Size: 13'8 x 10'9

Open Concept

Dramatic South Facing Waterfront View

Porcelain Staircases Leading to Kitchen and Basement

Open Steel Construction Tread Staircase Leading to Master Bedroom with Seamless Glass Wall, Tubular Stainless Rail and Art Feature Wall with Lighting

LIVING ROOM ON MAIN

Size: 28'3 x 19'11

Open Concept

Regency H/E Fireplace – Modern Design

14' Ceilings

Aluminum Vinyl Wrap Rehau Windows & Doors with Stainless Hardware – Floor to Ceiling Glazing

Glass Walls – Direct Ocean Waterfront

French Doors Leading to Patio

High Velocity Air Conditioning

Sprinkler System

KITCHEN ON MAIN

Size: 41'4 x 10'11

European Seamless Kitchen with Quartz Countertops

Large Quartz Island with Seating for Eight

LED Lighting

Two Separate Sink Prep Areas

Thermadore Induction Stovetop

Two Wall Ovens

Two Warming Drawers

Asko Dishwasher

Miele Built-in Cappuccino Machine

Bar Fridge

Full Laundry Room off Kitchen with Drying & Folding, Pet Washing Sink and Built-in Cabinetry & Storage.

DINING ROOM ON MAIN

Size: 17'6 x 15'10

Table Seating for Up to 12

Long Sideboard with Quartz Surface

Dramatic Lighting

Decorator Lighting Pendants over Dining Room Table

Magnificent Ocean Front Views

In-floor Heating

SECONDARY MASTER BEDROOM ON MAIN

Size: 20'11 x 12'10

12' Ceilings

Regency H/E Gas Fireplace – Contemporary Styling

Access to Patio

36"/24" Heated Ceramic Floors

ENSUITE

Size: 11'0 x 10'10

Free Standing Oval Tub

Double Sink Vanity with Quartz Countertop

Free Standing Shower

Wall Hung Durvair Toilet

Heated Floors

LED Lighting

WALK-IN CLOSET

Size: 10'10 x 5'11

Custom Built-in Cabinetry and Shelving

MASTER BEDROOM ON UPPER LEVEL

Size: 22'10 x 16'8

Regency HE Gas Fireplace with Glass Trim

Frameless Glass Railing on Open Tread Stairwell Leading to Master Bedroom

Tilt & Turn Balcony Door – Floor to Ceiling Three Panel Rail Door

ENSUITE

Free Standing Oval Tub and Fittings

Double Vanity with Quartz Countertops and LED Lighting

Wall Hung Duravit Toilet Room

Free Standing Shower with Seamless Glass and Rail Shower Head

DRESSING ROOM

Size: 14'11 x 12'1

Centre Island

Custom Built-in Cabinetry

Full Laundry with HE Steam Washer/Dryer

BEDROOM #1 (SILVER) ON LOWER LEVEL

Size: 28'2 x 10'11

Access to Patio

Wall to Wall Carpeted

Three Piece Ensuite with Custom Vanity

Bathtub with Glass Enclosure

BEDROOM #2 (FIR AND SILVER) ON LOWER LEVEL

Size: 15'4 x 10'3

Three Piece Ensuite with Walk-in Shower with Rain Head

Wall to Wall Carpeted

BEDROOM #3 (PINK & ORANGE) ON LOWER LEVEL

Size: 17'3 x 12'0

Built-in Desk Area

Wall to Wall Carpeted

BEDROOM #4 ON LOWER LEVEL

Size: 15'0 x 9'11

Currently Being Used as a Gym

FAMILY/PARTY ROOM ON LOWER LEVEL

Size: 30'1 x 19'4

Porcelain Stairs Down with Wall Mounted Stainless Railings

Bar Area with Sink, Bar Fridge and Metallic Counter to Ceiling Backsplash Wall

Wall Hung Wine Bottle Wall

Regency HE Natural Gas Fireplace

Carpeted

Patio Access from French Doors to Covered Heated Patio Bar Area

GARAGE ON MAIN

Triple Garage: 32'0 x 21'3

Remote Opaque Glass Doors

Sound System

High Visual Lighting

Two Piece Powder Room with LED Lighting and Quartz Countertops off Garage

Mud Room with Large Closet/Storage off Garage

EXTERIOR

Covered Wet Bar Area (10'0 x 6'2) with Concrete Counters, Built-in TV and Bar Fridge

Full Outdoor Sound system

Heating in Soffits

Concrete Hardscape

Natural Gas Firepit

Additional Outdoor Natural Gas Outlets

Storage Room off Patio (18'10 x 10'2)

Retaining Wall

Landscaped Gardens

Large Open and Covered Seating Areas