

FEATURES

INTRISTIC FEATURES OF HOME

- Extremely High-Quality Construction
- Crestron Automation System: Seamless Technology, Truly Integrated Home
 - Touchscreen & Mobile Devices for Temperature, Shades, Lights & Media
- Wide Plank White Oak Flooring in Grand Living Areas Throughout
- Luxurious Marble Countertops
- Superior Quality Cabinetry: Solid Maple Boxes & Drawers with Dovetail Offers Exceptional Strength & Durability
- Exemplary Custom Millwork Featuring Gracious Rounded Arches & Mouldings
- Designer Lighting Package
- Stealth Invisible Speaker System on Main
- Oversized Windows with Sublime Outlooks
- Custom Draperies & Rods
- LED Lighting
- Highly Efficient Home
- Exceptional Architectural Design by “Su Casa Design”
- 2-5-10 Warranty
- Corner Lot: 9,825 SQFT
- Quiet Location, No Traffic Street
- Three Minute Walk to Transit
- Five Minute Walk to 1001 Steps
- Zoning: R3 – Urban Residential
- School Catchments:
 - Ocean Cliff Elementary
 - Elgin Park Secondary

2,000 SF ON MAIN LEVEL

- Dual Front Door Entry
- Grand Foyer (12'2 x 11'3):
 - Classic Herringbone Oak Feature Hallway
 - 23' Vault
 - Juliet Balcony
- Executive Office - Off Foyer (11'11 x 11'10):
 - Coffered Ceiling
 - Extensive Built-in Storage, Drawers & Shelving
- Formal Dining Room – Off Foyer (15'2 x 11'11)
 - Coffered Ceiling
 - Oversized Window

FEATURES

2,000 SF ON MAIN LEVEL (CONTINUED)

- Grand Family Room (20'4 x 12'3):
 - Natural Gas Fireplace with Natural Log Set & Limestone Mantle
 - Extensive Built-ins
 - Vaulted Ceiling
- Kitchen (23'4 x 15'10):
 - Full Cabinet Integrated Fridge/Freezer Wall
 - Eight Burner Fisher & Paykel Natural Gas Stove with Dual Ovens
 - Fisher & Paykel Dishwasher
 - Oak Framed Marble Surfaced Island with Farmhouse Sink Apron & Seating for Five
 - Seamless Marble Backsplash & Pot Filler for Convenience
 - Walk-in Pantry with Microwave & Sink (14'1 X 6'11) – Roughed-in for Spice Kitchen
 - Pendant Lighting
- Eating Area (10'8 x 9'7):
 - Nano Wall to Deck
 - Full-Service Butler's Bar
- Two Piece Powder Room with Honed Black Marble Floating Sink Vanity
- Laundry Room/Mud Room (11'6 x 10'7):
 - Electrolux Washer & Dryer
 - Large Sink, Hanging Area Plus Folding Area
 - Three Lockers Plus Built-in Storage Below
 - Barn Door

1,879 SF ON UPPER LEVEL

- Four Generous Sized Bedrooms on Upper Level
- Primary Bedroom (20'10 x 11'11)
 - "His & Her" Walk-in Closets
 - Vaulted Ceiling
 - Five Piece Luxury Spa Bathroom (23'2 x 13'5):
 - Steam Shower with Bench
 - Dual Vanities with Bevelled Ogee Edges
 - Free-Standing Tub
 - Herringbone Marble Floor

2,019 SF ON LOWER LEVEL

- Full Basement
- One Full Bedroom & Full Bathroom
- Separate Entry
- Recreation Room with Wet Bar (Dishwasher)
- Gym, Cold Plunge & Sauna

EXTERIOR

- Covered, Vaulted 308 SF South Facing Deck for Year-Round Use:
 - Built-in Outdoor BBQ Kitchen with Napoleon BBQ plus Beverage Fridge, Sink & Storage Options)
 - Two Mounted Infrared Heaters
 - Trex Surface & Glass Railings
- Concrete, Diamond Cut Driveway
- Oversized Double Garage (26'5 x 23'1) at Side Entry