

FEATURES + UPDATES

EXTERIOR

- Private, South Facing Backyard
- Concrete Swimming Pool - Waterfall
 - Surrounded by Rock
 - Cabana with Three Piece Bathroom
 - Heated Pool Room/Storage
 - Separate Panel – 100 AMP Service
 - Pool Controls in Home to Pre-Heat Spa
 - Serviced Weekly by C-Blu Services
- Separate Concrete Hot Tub
- Outdoor Dog Wash
- Timber Framed Vaulted Covered Patio for Year-Round Use - Natural Gas Fireplace Plus Speakers & Lights
- Two Ceiling Mounted Natural Gas Heaters
- Rain Bird Irrigation System
- Grass Areas, Well Landscaped
- Stamped & Colored Concrete (Including Driveway)
- Driveway De-Icer
- 99 SQFT Covered Porch at Entry

INTERIOR – ON THREE LEVELS

- Automated Home: Control4 & Lectron Lightings
- Viessman Radiant In-Floor Heating – 24 Zones
- Vitocell 300 Domestic Hot Water Tank
- Elevator – Servicing All Three Floors
 - Large Capacity – Up to 800 lbs
 - Panelled & Tiled
 - Automatic Close Door
- 12 ft Nano Wall from Dining Room to Covered Patio
- Custom Curved Stairwell, Solid Wrought Rod Iron – Built On-Site
- Euroline Windows & Doors (Fir Interior Cases/Vinyl Exterior Casings)
- Extensive Windows with Fabric Shades
- Hunter Douglas Blinds
- Art Lighting
- Solid Walnut Floors Throughout
- Custom Railings
- Security System
- 400 AMP Service
- Beam Built-in Vac System

FEATURES + UPDATES

INTERIOR – ON THREE LEVELS (CONTINUED)

MAIN LEVEL (NINE FOOT CEILINGS):

- Foyer:
 - Bevelled Glass Custom Entry Door
 - Coat Closet
 - Two Piece Powder with Granite Surfaces & Tile Flooring
- Living Room:
 - Natural Gas Fireplace
- Kitchen:
 - Granite Surfaces with Ogee Edge and Tile Backsplash
 - Island with Seating for Three Plus SubZero Wine Frige
 - Custom Cabinetry – Maple Boxes
 - Custom Pull-out Pantry Storage
 - 12/24 Tile Flooring
 - Appliance Package:
 - Wolf Five Burner Gas Range Top with Professional Venting
 - Wolf Convection Wall Oven
 - Wolf Microwave
 - Wolf Warming Drawer
 - Thermador Fridge/Freezer
 - Thermador Dishwasher
- Primary Bedroom:
 - Gas Fireplace
 - Fully Finished Cabinetry in Walk-in Dressing Room (His & Hers)
 - Five Piece Ensuite:
 - Steam Shower
 - BainUltra Air Jet Tub
 - Granite Surfaces & Limestone Tile
 - Water Closet

UPPER LEVEL (EIGHT FOOT CEILINGS)

- Bedroom #2 (Overlooks Pool) & Mirrored Closet
- Bedroom #3 (North Facing, Overlooks 26A Avenue) & Mirrored Closet
- Office/Library
- Three Piece Bathroom with Granite Surfaces
- Built-in Speakers
- Double Linen Closets

INTERIOR – ON THREE LEVELS (CONTINUED)

LOWER LEVEL (NINE FOOT CEILINGS):

- Bedroom #4 (With Mirrored Closet)
- Bedroom #5 (Or Could be Gym)
- 24/24 Tiles
- Wine Storage
- Three Piece Bathroom
 - Granite Surfaces
 - Sit-Down Door Tub (Wheelchair Use)
- Walk-out Access to Backyard
- Wet Bar/Lounge Area:
 - Granite Bar
 - Seating for Six
 - Microwave & Sink
 - Cork Flooring
- Media/Theatre Room:
 - Soundproofed
 - Tiered Seating
 - JVC Projector & Screen by Innovations Screen & Nine Jamo Speakers
- “Brain”
 - Cooled-in Glass Enclosure
 - Boston Acoustics Sub Amp
 - Monster Power Protector
 - Video Storm HDMI Video Matrix
 - Sony Receiver
- Laundry Room:
 - Whirlpool Washer/Dryer
 - Hang-to-Dry Area
 - Custom Cabinetry with Sink & Granite Surfaces
 - Tiled Flooring
- Double Garage:
 - Heated Floors
 - Door Height 6’2
 - Separate Storage Room 6’9 x 5’9
 - Utility Room