

LUXURY FEATURES



EXTERIOR

- ◆ Stone and Stucco
- ◆ 30-year shingles
- ◆ Parking for up to 5 cars
- ◆ Mature treed lot—100' x 150'
- ◆ Custom wood finish front and back porch with stucco frieze board

EXTERIOR COVERED PORCH

- ◆ Rough-in kitchen ready for desired appliances
- ◆ Natural gas burning stone fireplace
- ◆ Pot lights
- ◆ Natural stone countertop
- ◆ Access entry to a second powder room on main level
- ◆ Entry to home through sliding door leading to kitchen and breakfast area

GARAGE AREA

- ◆ 3-car tandem garage
- ◆ Heated garage (Gas unit)
- ◆ Insulated walls
- ◆ Insulated garage doors
- ◆ Garage door openers
- ◆ Access to interior main level mud room
- ◆ Additional garage door - rear yard access

INTERIOR

- ◆ Engineered wide-plank 6" hardwood floors on main level & upper levels
- ◆ Imported selected tiles (Sarana Flooring) and polished porcelain tiles
- ◆ 80,000 BTU variable high-efficiency furnace
- ◆ 3-1/2 tonne high efficiency air conditioner
- ◆ Tankless hot water heater
- ◆ VanEE ventilation system
- ◆ 200 amp service-2 panels for future updates
- ◆ LED lighting & plaster moldings throughout

MILLWORK

- ◆ Solid poplar 4" casing
- ◆ Solid poplar 7-1/4" base + shoe molding
- ◆ Custom 6" pediments above doors

- ◆ Solid glass French doors
- ◆ Solid oak staircase & rail with custom oak recessed posts
- ◆ 8" main floor doors + 7" on 2nd level

— MAIN FLOOR —

MAIN ENTRY

- ◆ Open to above
- ◆ Decorative ceiling treatments
- ◆ Paneled wall and chandelier
- ◆ French door with glass inserts
- ◆ Main entry door with 2 sidelights and arched transom
- ◆ Polished porcelain floor tiles

DINING ROOM

- ◆ 6" wide plank engineered hardwood
- ◆ Floor to ceiling window
- ◆ Wall paneling & crown molding
- ◆ Access off main entry and server
- ◆ Tray ceiling with pot lights
- ◆ Enclosed wine room with glass doors

SERVERY

- ◆ Built-in custom cabinetry and under mount sink
- ◆ Custom glass shelving
- ◆ Custom undercabinet and inner cabinet lighting and ceiling pot lights
- ◆ Quartz countertop & hardwood floors
- ◆ Cabinet space for extra dishwasher

KITCHEN

- ◆ Custom cabinetry
- ◆ Quartz countertops & backsplash
- ◆ Custom breakfast island with built-in microwave oven and undermount sink
- ◆ Electrolux side by side refrigerator & freezer
- ◆ Fulgor Milano oven and cook top
- ◆ Falmac stainless steel built-in hood fan
- ◆ 6" wide-plank engineered hardwood floors



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- ◆ Asko stainless steel built-in dishwasher
- ◆ Tray ceiling with bespoke chandelier
- ◆ Bamco custom kitchen cabinets
- ◆ Floor to ceiling soft close doors & drawers
- ◆ Maple solid interior
- ◆ Lavanti undermount double sink with single lever faucet
- ◆ 2 electrical outlets on island
- ◆ Window above the sink

BREAKFAST

- ◆ Walk-out to covered porch/patio in rear grounds from sliding doors
- ◆ Chandelier light fixture
- ◆ 6" wide-plank engineered hardwood floors

PANTRY

- ◆ light fixture
- ◆ 6" wide-plank hardwood floors

FAMILY ROOM

- ◆ 6" wide-plank engineered hardwood floors
- ◆ Natural gas fireplace
- ◆ Custom black mantle
- ◆ Custom-built media console/shelving
- ◆ Cast stone mantle
- ◆ Coffered ceiling with crown molding & pot lights
- ◆ Window overlooking backyard

OFFICE

- ◆ Pot lights
- ◆ Waffled ceiling
- ◆ French doors with smoked glass inserts
- ◆ 6" wide-plank engineered hardwood floors
- ◆ Large window overlooking front grounds

MUDROOM

- ◆ Custom millwork cabinetry
- ◆ tiled floor and pot lights
- ◆ Ample storage space for coats etc.
- ◆ Separate access to garage & front of home
- ◆ Crown molding

PRIMARY BEDROOM

- ◆ Crown moldings
- ◆ Pot lights
- ◆ Central chandelier light fixture & night stand lighting fixtures
- ◆ Electric fireplace
- ◆ 6" wide-plank engineered hardwood
- ◆ Walk-in dressing room with wall-to-wall Custom cabinetry

PRIMARY ENSUITE

- ◆ Walk-in glass shower with rain-head overhead shower fixture and seat
- ◆ Oversized custom double sink vanity with cabinets & pot lights
- ◆ Freestanding bath tub
- ◆ Light fixture over tub
- ◆ Built-in custom cabinetry
- ◆ Designer-selected plumbing fixtures
- ◆ Designer-selected imported tiles
- ◆ Heated floors
- ◆ Central light fixture



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— SECOND FLOOR —

BEDROOM TWO

- ◆ Vaulted ceiling
- ◆ Detailed circular window
- ◆ Central light fixture
- ◆ 6" wide-plank engineered hardwood floors
- ◆ 3-piece ensuite private access
- ◆ Walk-in closet with built-in shelving

BEDROOM TWO ENSUITE

- ◆ Shower with glass enclosure and door
- ◆ Single vanity with single-lever faucet
- ◆ Wall mirror with lighting fixture
- ◆ Window

LAUNDRY

- ◆ Convenient 2nd-level laundry
- ◆ Built-in custom cabinetry with undermount sink
- ◆ Tiled floors
- ◆ Light fixtures

BEDROOM THREE

- ◆ Vaulted ceiling
- ◆ Detailed circular window
- ◆ Central light fixture
- ◆ 6" wide-plank engineered hardwood floors
- ◆ 5-piece "jack & jill" ensuite access
- ◆ Walk-in closet with built-in shelving

JACK AND JILL ENSUITE

- ◆ Bathtub with shower head
- ◆ Double vanity with stone countertops and undermount sinks with single lever faucets
- ◆ Mirrors with light fixtures
- ◆ Tiled floors
- ◆ Access to Bedrooms 3 & 4

BEDROOM FOUR

- ◆ Window
- ◆ Central light fixture
- ◆ 6" wide-plank engineered hardwood floors
- ◆ 5-piece "jack & jill" ensuite access
- ◆ Walk-in closet with built-in shelving

— LOWER LEVEL —

- ◆ 10" foundation walls
- ◆ 24" x 6" footings (2 rows rebar)
- ◆ R12 under-concrete slab-comfort and radon mitigation
- ◆ R20 insulation for walls
- ◆ Heat runs lowered for future finished area
- ◆ Rough-in bath

EXTRA DETAILS

- ◆ Central vac
- ◆ Central alarm
- ◆ WiFi and Home System ready
- ◆ Plaster molds on walls and ceilings
- ◆ Tarion warranty—7 years
- ◆ 2"x6" walls 10 foot—main floor
- ◆ 2"x6" walls 9 foot—2nd level
- ◆ 2nd level rooms and bath rooms are sound proofed
- ◆ R24 insulation for walls
- ◆ R20 Batt insulation in attic plus R30 blown for better seal & heat/cool comfort
- ◆ Battery backup for sump pump
- ◆ Back flow preventor
- ◆ Shut-off valves at all plumbing fixtures
- ◆ Spray foam under concrete floor in basement

