

FEATURES

INTERIOR

PROFESSIONALLY COLLABORATED INTERIOR DESIGN SCHEME BY ADL DESIGN
UPGRADED DESIGNER LIGHTING PACKAGE THROUGHOUT THE HOME
UPGRADED CARPET PACKAGE INCLUDING 8LB UNDERLAY
BRUSHED GOLD ACCENTS THROUGHOUT THE HOUSE
BEAUTIFUL THREE-STORY ELEVATOR WITH UPGRADED SECURITY GATE
WOOD CLOSET ORGANIZERS THROUGHOUT
CUSTOM COLOUR WINDOWS WITH SCREENS
LARGE SLIDING AND FOLDING 8 FT AND 12 FT ACCORDION PATIO DOORS LEADING TO LARGE ENTERTAINERS' DECK
CONTEMPORARY UPGRADED FINISHING ON ALL FLOORS –ENGINEERED HARDWOOD AND DESIGNER TILE THROUGH-OUT
LARGE CUSTOM DESIGNED FRONT DOOR UNIT WITH MULTIPOINT SECURITY FEATURES
OVER SIZED INTERIOR DOORS WITH BALL BEARING HINGES AND INFINITY DOOR FRAMES DRESSED IN BRUSHED NICKEL WISER HARD-WARE
14" TGI SILENT FLOORS THROUGHOUT HOME
SOUND BAR ON CEILINGS TO KEEP AREAS QUIET
BUILT-IN SUPER VALVE VACUUM SYSTEM
FIRE SUPPRESSION SPRINKLER SYSTEM MONITORED BY INTEGRAL ALARM.
WIRELESS DOOR -CAMERA/BELL WITH WORLDWIDE ACCESS FOR REMOTE SECURITY
FULLY AIR CONDITIONED READY
OWNERS COMFORT WITH HEATED FLOORS IN MASTER ENSUITE
BEL AIRE THEMED LIGHTING FIXTURES THROUGH OUT HOUSE LED LIGHT BULBS
WAP READY ON EVERY FLOOR, INCLUDING PATIO FOR UNINTERRUPTED WI-FI ACCESS
CONTROL 4 SMART HOME SYSTEM THROUGH OUT HOUSE:

- 4 ZONE WHOLE HOME AUDIO
- DIMMABLE LIGHTING WITH CUSTOMABLE LIGHT SCENES (WELCOME HOME, GOOD MORNING, GOOD NIGHT, AWAY
- SCHEDULED EXTERIOR EVENING LIGHTING
- WIRED FOR SELECT POWER WINDOW BLINDS.
- 2ND MASTER BEDROOM ON MAIN FLOOR FOR EASY LIVING

GRAND ENTRY

- HIGH VOLUME CATHEDRAL CEILING
- OVERSIZED 8 FT FRONT DOOR
- COMMERCIAL GRADE GORGEOUS GLASS AND STAINLESS-STEEL RAILINGS THROUGHOUT MAIN AND UPPER FLOOR STAIRWELL
- LUXURY EXTRA WIDE STAIRS AND HALLWAYS TO EASE ENTRY
- SOLID CUSTOM-MADE WHITE OAK HARDWOOD STAIR TREADS WITH MATCHING HARDWOOD FLOORS ON SOUND PROOF FLOOR ON MAIN.
- UPGRADED DESIGNER CHANDELIER

KITCHEN

- HIGH END CUSTOM KITCHEN BUILT BY EUROPEAN CRAFTSMAN WITH EUROPEAN HARDWARE.
- SILESTONE EUROPEAN COUNTER TOPS, PORCELAIN MARBLE VEINED BACKSPLASH, POT FILLER
- BRUSHED GOLD PLUMBING FIXTURES AND SLEEK CABINET HARDWARE
- DESIGNER LIGHTING PACKAGE
- OVERSIZED PROFESSIONAL JENNAIR 48" STOVE AND 36" FRIDGE PLUS BEVERAGE FRIDGE
- BUILT IN EXPRESSO BARISTA AND MICROWAVE/CONVECTION HOT OVEN COMBO UNIT
- UNDER COUNTER AND CABINET LED LIGHTING
- MASSIVE ISLAND WIRED FOR OVERHEAD SOUND
- EXTRA-LARGE WALK-IN GALLEY KITCHEN COMPLETE WITH FULL SIZE 72" PROFESSIONAL SIDE BY SIDE FRIDGE AND FREEZER PLUS EXTRA DISHWASHER, OVER SIZE SINK, CUSTOM BACKSPLASH AND GAS STOVE
- MEDIA HUB FOR CONTROL 4, CC CAMERA STATION AND AUDIO CONTROLS
- 27" MONITOR FOR SECURITY CAMERA VIEWING
- CONTROL 4 WALL MOUNTED TOUCH SCREEN

DINING ROOM:

- EXTRA LARGE SEATING AREA
- CUSTOM CABINETS INCLUDING LIGHTED GLASS TOWER DISPLAY CASES AND BEVERAGE FRIDGE
- EXPANSIVE SILESTONE COUNTERTOPS PROVIDE A PERFECT PLACE FOR BUFFET STYLE DINNING
- UPGRADED CHANDELIER

GREAT ROOM:

- LARGE GREAT ROOM WITH 60" GAS LINEAR FIREPLACE AND CUSTOM BUILT-IN MEDIA CABINETS AND WIRED FOR 5.1 SURROUND SOUND.
- POWDER ROOM
- OVERSIZED POWDER ROOM WITH 36" UNDERMOUNT SINK, BRUSHED GOLD FAUCET AND FIXTURES WITH INFINITY COUNTERTOP.

2ND MASTER ON MAIN BEDROOM:

- LARGE BED ROOM WITH ENGINEERED HARDWOOD AND BEAUTIFUL ENSUITE BATHROOM FOR EASY LIVING ON THE MAIN FLOOR WITH COUNTRY COURT YARD SURROUNDINGS

DEN:

- LARGE OFFICE/DEN WITH FANTASTIC STREET VIEWS COMES WITH BUILT IN OFFICE STORAGE AND CUSTOM WORK STATION CABINET

MASTER BEDROOM:

- LARGE PRIVATE 250 SQ. FT PATIO WITH FULL SOUTHERN VIEWS
- VESTIBULE FOR PRIVACY AND GRANDEUR - CONNECTED SEPARATE ENTRANCE FOR WIC AND BEDROOM
- 10 FOOT CEILINGS AND 8 FOOT CUSTOM DOORS
- OVERSIZED ROOM TO ACCOMMODATE SEATING AND ADORNMENTS WITH MULTIPLE ORIENTATION POSSIBILITIES
- SKY VIEWS AND MORNING SUN
- BUILT-IN ELECTRIC LINEAR FIREPLACE
- CUSTOM COFFEE CENTER WITH MINI FRIDGE FOR EASY MORNINGS
- MASSIVE WALK IN CLOSET COMES WITH CUSTOM 9 DRAWER ISLAND, GLASS TOP AND STUNNING CHANDELIER

MASTER BATHROOM:

- SPA SIZED BATHROOM WITH 6 FOOT STAND ALONE TUB WITH BEAUTIFUL LIGHTING ADORNING OVER
- MASSIVE SHOWER WITH FLOATING SEAT AND DOUBLE HANDHELD AND TWIN RAIN HEADS, FLOORS ARE HEATED WITH OVERSIZED SPA SIZED JUMBO PORCELAIN TILE
- FLOATING CABINETS IN LUXURY FINISH WITH JUMBO MIRROR COMPLEMENTING DOUBLE SINKS.
- SEPARATE WATER CLOSET WITH SAND BLASTED GLASS SURROUND ENCLOSURE.

LAUNDRY ROOM:

- LARGE LAUNDRY ROOM WITH OVERHEAD CABINETS, DRAWERS AND SINK, ROOM FOR THE BIGGEST FAMILY LAUNDRY NEEDS
- COMES WITH DOUBLE PULLOUT TWIN LAUNDRY BASKET DRAWERS

2 SEPARATE LARGE CARPETED BEDROOMS WITH WALK IN CLOSETS AND 3 PIECE BATHROOMS ADJOINED AND FULLY TILED WITH DISTINCTIVE LUXURY MODERN FIXTURES AND LIGHTING.

LARGE OVERSIZED GUEST BEDROOM WITH DOUBLE CLOSET IN BASEMENT

UPGRADED OVERSIZED 3 PIECE BATHROOM WITH GLASS SHOWER DOOR, SHOWER SHELF AND UPGRADED TILE PACKAGE IN THEATRE ROOM AND BAR:

- ENTERTAINERS KITCHEN: STAINLESS STEEL FRIDGE WITH ICE MAKER, MICROWAVE, DISHWASHER, WET BAR WITH LAMINATE FLOORS FOR EASE AND DURABILITY
- PREWIRED FOR 5.1 SURROUND SOUND WITH PREWIRED CEILING SPEAKERS, THEATRE LIGHTING AND ADDITIONAL CONDUCTIVE WALL HEATER FOR EXTRA COMFORT.
- CONTROL 4 INFRASTRUCTURE MEDIA WIRED.

MUDROOM

- LARGE CUSTOM MILLWORK MUDROOM WITH BENCH, LOWER DRAWERS AND OVER HEAD SHELF, OVERSIZED SINK AND PLENTY OF OPEN & CLOSED STORAGE.

EXTERIOR

GARAGE:

- MASSIVE OVERSIZED GARAGE WITH EXTRA DOUBLE STORAGE CLOSET
- 18 FT. LARGE SIZE GARAGE DOOR WITH INSULATED CONTEMPORARY SIDE SLIT WHITE LAMI-GLASS STEEL CRAFT WITH “SMART OPENER” BELT DRIVE GARAGE DOOR OPENER. MY Q WI-FI WITH BUILT-IN BACK UP BATTERY

DETACHED GARAGE/BOAT SHED:

- LARGE DETACHED LANEWAY GARAGE
- GREAT FOR WORK SHOP OR VINTAGE CAR GARAGE STORAGE
- 12FT X 22FT
- ALARMED AND WIRED – SAME FINISH AS HOUSE

MAIN FLOOR PATIO:

- 850 SQ. FT. (50 FT. X 23.5 FT.) MAIN FLOOR PATIO AREA WITH SUMMER KITCHEN
- OPEN GAS FIREPLACE WITH TV OUTLET ABOVE AND ALCOVE STORAGE
- COMES WITH DOUBLE GAS OUTLETS FOR OVERHEAD WARMING HEATERS
- ENTERTAINMENT CENTER WITH OUTDOOR FIREPLACE
- BAR FRIDGE, QUARTZ COUNTERTOPS AND BUILT-IN BBQ
- OVERSIZED 10 FT X 5 FT SKYLIGHT TO BRIGHTEN RELAXATION AND INDOORS SPACE

ACRYLIC STUCCO WITH CUSTOM DESIGNED FACADES AND SOFFIT ACCOMPANIED WITH STONE AND MODERN URBANIX ACCENTS

PROFESSIONALLY DESIGNED LANDSCAPED YARD WITH IN GROUND SPRINKLERS AND CUSTOM FEATURES

EXTERIOR LIGHTING PACKAGE INCLUDES STAINLESS STEEL WALL LIGHTING AND MULTIPLE ACCENT LIGHTING ON TOWERS AND WALLS

ARCHITECTURAL CONCRETE PERIMETER WALLS COPEDED AND REFINED.

GLASS RAILINGS THROUGH OUT DECK SPACES

COMMERCIALY SMOOTH FINISHED CONCRETE PATIOS, SIDEWALKS AND EXTERIOR STAIRS

SEPARATE AND PRIVATE ENTRANCE TO LEGAL BASEMENT SUITE WITH SEPARATE PARKING

CONTEMPORARY CUSTOM PAVER DRIVEWAY

STREET PARKING FOR VEHICLES ON NORTH BLUFF RD. ROW

PRE-WIRED AND INSTALLED HIGH RESOLUTION EXTERIOR SECURITY CAMERAS.

PRIVATE LOWER OASIS PATIO COMES WITH FOUNTAIN AND TRANQUILITY

SOLID 6 FT HIGH CEDAR FENCE

NATURAL GAS SUPPLIED, BACK UP GENERATOR READY

EXTRA LARGE DRIVEWAY - PARK 4 CARS

LANE WAY ACCESS WITH AUXILIARY PARKING

NEIGHBOURHOOD

SHORT DRIVE TO WHITE ROCK BEACH

10 MINUTES TO CRESCENT PARK AND CRESCENT BEACH

10 MINUTES TO THE US BORDER

10 MINUTES TO UPTOWN WHITE ROCK

EASY DRIVE TO MORGAN CROSSING