

# 1961 W 12<sup>th</sup> Avenue

## Features & Specs Info Sheet

### GENERAL DETAILS

**Builder:** Benchmark Developments Inc.

**Architect:** EDG Homes Inc.

**Interior Designer:** Leadingham Design Consultants

**Design:** 2-Storey Coach House

**Sqft.:** 1,523 sqft. + 164 sqft. Attached Garage + 238 sqft. Patio + 537 sqft. 4' Crawl Space

### FEATURES

#### Interior

- Interior doors are high quality three panel shaker wood core doors
- Flooring throughout main living spaces is engineered quarter sawn & rift cut oak hardwood
- Radiant in-floor hot water heating with high-efficiency Viessman wall hung boiler & heat exchanger
- HRV system
- Built-in central vacuum system with all attachments
- Insulation: R14 in exterior walls & R28 to R40 in top floor ceiling
- Built-in security system wired to all doors & windows with motion detectors
- Hard-wired smoke alarms on all levels
- Fire suppression sprinkler system throughout
- Telephone, cable, satellite, TV & computer Cat 5 wiring in every room
- Structured wiring terminus allows easy networking of computers & home entertainment systems
- Built-in speakers with volume controls in the Living Room, Dining Area & Master Bedroom
- Recessed lighting throughout with forecast chandeliers in dining area & designer forecast sconces & lights bars in bathrooms
- Custom-built fireplace & surround designed by Daryl Morrison
- California shutters throughout
- Custom built-ins in the Dining Room & Living Room
- Custom built-in Murphy Bed

#### Kitchen

- Chef's Kitchen equipped with high-end appliances
- Sub-Zero fridge
- Wolf cooktop/oven
- Bosch Dishwasher

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- Miele Coffee System
- Kitchen millwork with Pentaco style 5500 series shaker doors/90-degree reveal, flat panel insert, quarter sawn white oak complete with stainless steel pulls
- Silestone countertops
- Glass tile backsplashes
- Silestone waterfall edge island

### **Bathrooms**

- Top quality fixtures: Toto undermount lavatory sinks, Toto dual flush toilet, Toto lever handle 3-hole wash basin mixer
- Millwork with Pentaco style 5500 series shaker doors/90-degree reveal/flat panel insert quarter saw white oak
- Marble stone countertops
- Riobel wall spout tub filler
- Riobel adjustable shower arm with hydro massage OR rain head style
- Deep soaker style tub
- Full tile shower with frameless glass enclosure
- Porcelain tile floors
- Trizini silver & marble Olympus white countertops
- Imported tile & glass wall tiles

### **Exterior**

- EV charger in the garage
- Vinyl Energy Star Rated Starline windows
- Serviced By 400 Amp Service-100 Amps
- Exterior doors are solid fir paint grade
- Patio doors are durable fibre glass
- Duroid shingles: 30-year warranty
- Private patio
- Custom landscaping & gardens
- Automatic irrigation system
- Low voltage pathway accent lighting
- Exterior electrical outlets for holiday lighting
- Gas hookups on patio for BBQ's or heaters