

# 8610 Saskatchewan Drive

## Highlights and Upgrades

- 3,750 square feet 2 levels
- Basement developed with own Furnace
- High Efficiency Furnace
- Theatre Room with Hidden Screen
- New Theatre Project (2017)
- Built in Vac System
- 5 Ton Air Conditioner
- Gas BBQ and Fire Pit
- New Soffits and large commercial eavestroughs and downspouts (2017)
- New Roof in last 5 years
- Phantom Screens on both Garden Doors Main Floor (new 2017)
- Glass Screen doors in upstairs bedrooms to patios (new 2017)
- New Dura Deck Covering on upper decks (2019)
- New glass railings decks (2017)
- Dishwasher, Washer/Dryer, Main Floor Bar Fridge (new 2016/2017)
- Refinished pristine hardwood floors
- All bathroom tile and granite in like new condition
- Fireplaces main and basement gas working and wood burning
- Fireplace in Master is capped off (could be re-installed – never used it)
- All windows low e argon gas
- All interior walls and ceilings insulated
- 4 car double/tandem garage
- New door openers (belt drive)
- Stucco fencing with lighting (new 2016)
- Custom black iron gate
- Closets with shelving and pull out doors
- Motorized commercial living room blinds
- Motorized blinds master bedroom (battery operated)
- Upgraded security system with 4 cameras (\$20,000+)
- Custom “Modern Art” Dining light fixture (\$4,000)
- Music and Speak Sound System inside and outside
- Large courtyard on east side of house
- Aggregate sidewalks, driveway and patios
- Custom shelving in office
- Custom cabinets, pantry, pullout drawers, lots of storage
- All cabinets lined with clear shelf paper will be like new if removed – removes easily with no glue residue
- Epoxy garage floor
- House painted 2 years ago
- Surround speakers Master Bedroom
- All taps high end “Grohe” brand