

1460 Eagle Cliff Road, BOWEN ISLAND

3 bedrooms • 3 bathrooms • media room • garage • 3000 sf • built in 2023

Fully Engineered Steel Construction

30' Cantilever Overhang

Spray-Foam Insulation Throughout to Achieve Max R-Value

2-Ply SBS Roofing System

Rope-Access Fall-Restraint System on Roof for Window Cleaning

Septic System Treatment Plant

EXTERIOR

- Ocean Pearl Sawn Ashlar Slate (upper level exterior)
- Cedar Cladding (bottom level exterior)
- Aluminum & Glass Entry Door
- Triple-Glazed European Floor-to-Ceiling Slides & Pocket Doors
- Frameless Custom Cedar-Clad Garage Door
- Cedar Fence
- Black aluminum Sleek Fence
- Concrete Driveway and Pavers
- Custom Louvered Chimney Cap
- 2 x Large Patios
- Face-Mounted Glass Railings
- Italian-Imported Porcelain Tile
- Floor-to-Ceiling Full-Length Hidden Sliding Windows

INTERIOR

- Unico High Velocity Heat Pump Heating & Cooling HVAC System
- Nest Thermostats (fully-programmable, upper and bottom floor on separate thermostats)
- Engineered White Oak Floors throughout
- Fully-Integrated Low-Profile Lighting
- Lutron Programmable Dimmers
- Face-Mounted Glass Railings on Stairs
- Upstairs flush-mounted interior glass railing system for inside/outside living
- White Oak Engineered Stair Treads
- Solid Steel Mono-Stringer Frame for Staircase
- Fireplace Mantle - Laminam Naturali Noir Desir
- Eco-Friendly Clean-Burning Free-Standing Glass & Stainless Steel Fireplace
- Imported European Door Handles
- Dining Room Light Fixture: Dear Ingo by Moooi
- Living Room Light Fixture: Droog Light by Castor Design
- LG Washer & Dryer on Bedroom Level

KITCHEN

- Scavolini Kitchen Cabinetry in Matt Glass and Matt Lacquer (Color: Mink)
- Upper Cabinets in Glass Fronts with Lit-Up Shelving & Backsplash in Laminam
- Laminam Counters & Backsplash in Naturali Noir Desir
- Kallista Kitchen Faucet
- Franke Workcenter Granite Sink
- Miele Appliances:
 - 24" Freezer - Stand-Up Side-by-Side
 - 24" Fridge - Stand-Up Side-by-Side
 - Speed Oven
 - Convection Oven
 - 30" Induction Cooktop
 - 30" Downdraft
 - Dishwasher

PRIMARY ENSUITE & SECOND FULL BATHROOM

- Basalt Stone on Floors
- Sandstone on Wall
- Scavolini Bathroom Cabinets in "Dove Grey" Matte Lacquer
- Corian Countertops
- Starck Wall-Mounted Toilet
- Matte-Black Kohler and Kallista Fixtures/Faucets
- Shower with Matte-Black Kohler Electronic Faucets (push-button) and hand showers
- Double Shower in Primary Ensuite
- Frameless Glass Shower Surround
- Schluter Integrated Tile Floor Drains
- Victoria + Albert Sinks
- Mirrored Cabinets
- Victoria + Albert Barcelona Free-Standing Tub with IntelliDrain

POWDER ROOM

- Floor-Mounted Matte-Black Spout with Wall-Mounted Faucet
- Matte-Black Pedestal Sink
- Starck Wall-Mounted Anthracite Toilet

BEDROOMS

- Pedestal-mounted interior glass railing system for indoor/outdoor living
- Custom Designer Walk-In Closets in Each Bedroom
- Primary bedroom: 2 x Flos Pendant Lamps - Black
- Secondary bedroom: 2 x Flowerpot VP1 Pendant - Mustard Colour