



## MORE INFO

- Custom executive Heartwood home with 5397 sqft of a warm modern design
- Spectacular 180 lake and city views from almost all rooms of the home
- Extra-large windows circling the home that take full advantage of the stunning views

## EXTERIOR FRONT:

- Custom Iron gate entry and walk in gate
- Water line and power plug runs to gate
- Front lawn has grass grid to facilitate turning around a large vehicle
- Large exposed aggregate and stamped concrete driveway with parking for several vehicles
- Exterior features stucco with real rock accents
- Front entrance offers a modern water feature with a Russound/intercom doorbell
- Camera at front door
- Custom solid fir double entry doors

## MAIN FLOOR:

- Entry way has a black walnut hanging bench, wall and ceiling detail housing a crystal chandelier
- 23' ceiling in the great room with endless rows of windows for natural light and breath taking views
- Custom black walnut cabinet and mantle in the great room with glass shelves with upper lighting
- Upper windows are self-cleaning and are hard wired for power blinds
- Russound/Intercom panel – Programmable smart light switches throughout
- HAI smart screen touch panel
- Large 36 x 18 porcelain tiles throughout
- Remote controlled modern fireplace with real rock surround in the great room
- Custom rice paper Shoji screens in the great room and entry to dining room
- Custom Asian solid rosewood vanity with vessel sink in powder room

## KITCHEN:

- Granite on all surfaces
- Under counter lighting
- Electric plug-in in slide up appliance cupboard
- Deep under mount double granite sink under window
- Custom Greystokes black walnut cabinetry to ceiling with many pull outs, soft close doors and drawers
- Garburator and vacuum kick plate in island
- Integrated Meile fridge in black walnut





- Intergraded Gaggenau freezer in black walnut with ice/water dispenser
- Bosch super quiet dishwasher in black walnut
- Thermador convection oven with warming drawer and upper convection microwave oven
- Vent a hood multi speed hidden hood fan
- Thermador professional cook top with griddle
- Hard wired 220 under cook top for electric or induction cooking
- Built in garbage and recycling drawer
- Large granite island with drop down curved bar that seats 4 with several plug ins
- Under mount granite sink in island with reverse osmosis tap
- Large walk in pantry with custom shelving
- Black walnut butler's pantry with glass front lit cabinets and ,mirrored backsplash with wine fridge

#### **DINING:**

- Oval tray ceiling in dining room with rope lighting
- Dining is prewired for a special light fixture in center of tray
- Oversized window with casement opening for flow through air

#### **LAUNDRY:**

- Custom maple painted white cabinets to the ceiling with lots of storage and soft close doors and drawers
- High end Bosch washer and dryer with "aqua stop"
- Large under mount white granite sink, double door closet with built in shelving

#### **OFFICE**

- Full leather flooring
- Custom maple stained walls
- Maple coffered ceiling with pot lights
- Large up lit maple shelf for showing that special piece of art, etc.
- Russound/intercom panel

#### **MASTER BEDROOM:**

- Tray ceiling with fir detailing and rope lighting
- Large tempered glass window
- Full wall of custom Greystokes cabinets with sliding hinges for satellite TV
- Large tempered glass window with 2 casements for fresh air
- Separate zone for heat and cooling





- HAI smart screen touch panel
- Massive walk in closet with plenty of shelves and cabinets

#### **ENSUITE:**

- Automatic on under counter rope lighting under vanity (sensor on door frame)
- Russound/Intercom panel
- Custom Greystokes cabinets with soft close doors and drawers
- Custom framed mirrors over vanity sinks
- Large tempered glass fixed window and on one casement for fresh air
- Power blind above tub
- Eclectic heated flooring and heated towel bar
- One piece toilet in water closet wired for future heated or toto toilet

#### **LOWER FLOOR:**

- Slab heated cork flooring
- Double multi lock sliding doors to the patio
- Greystokes custom black walnut built in and entertainment centre with Russound speakers
- HAI smart screen touch panel
- Dishwasher, custom walk in wine room that holds over 200 bottles
- Granite tops on bar and wine room
- Floor slab heat with several zones
- 3 large carpeted storage rooms, 2 with built in shelving

#### **THEATRE ROOM:**

- Plug ins for power recliners in floor
- Adjustable, programmable lighting for different setting
- Roxul insulation for secured sound
- Custom Greystokes black walnut full wall cabinets with soft close doors and access to electronics
- Built in wall speakers
- Custom Greystokes black walnut we bar with granite top and granite under mount sink with soft close doors and drawers
- State of the art entertainment system with projector
- 11' viewing screen





#### **MECHANICAL:**

- Home surge protected
- Aquatherm in floor zoned heating
- Separate thermostatically controlled zoned in-floor heating
- Quiet fully variable 2 stage modulation gas valve 98% efficient Bryant furnace
- Irrigation control box
- Instant hot water with recirculation pump
- Smart large energy efficient hot water tank
- Hard drive for cameras
- Cell phone for security back up
- Extra exterior conduit running to back yard for future electric or water

#### **EXTERIOR REAR DECK:**

- Irrigation lines to deck
- Steel powder coated stains to lower level with matching deck tile and glass
- Large under garage heated storage area with keypad entry

#### **EXTERIOR LEVEL:**

- Interlocking stone patio with large gas fire pit
- Rock speakers and Russound around fire pit area
- Engineered Basalit retaining walls

#### **RV GARAGE AND CAR GARAGE:**

- Quiet soft close lift master overhead doors in both
- Telephone hookup in both
- Both Car/RV garage has hot/cold water
- Electric overhead thermostatic controlled heater in Car garage
- Attached RV garage has in-floor slab heating
- Approx. 15' wide, 50 deep' and 16' high (Fits a full size bus)
- Irrigation control box
- 50 Amp electric
- Black/Grey sewage dump





E.&O.E. The information contained herein is assumed to be correct but is not guaranteed by the Listing Agent or Publisher and should be verified.

