

CRESTLAND AVENUE

LIST OF FEATURES

EXTERIOR FEATURES

- Sterling Line Art Stone Accents at Front of House
- High Quality 2" Stucco (STO- Germany) on Sides and Back
- Beautiful Two-Tone Western Clear Red Cedar for Exterior Wood
- Modern Waterproof Exterior LED Wall Sconces and Pot Lights
- Elegantly Landscaped Front and Back Yard Areas
- Granite Front Porch with glass railings
- Wood Deck with glass railings and privacy glass on the Sides
- Large Panoramic Windows and Doors Throughout
- 4x High Resolution 1080p Colour Exterior Security Cameras connected to Home Automation
- Walk-up to Garden from Basement
- Built-In Garage

CONSTRUCTION

- Built with Highest Standard of Care and Quality in accordance with the Ontario Building Code
- Engineered Floor Joist System
 - 10" Poured Concrete Foundation Walls Reinforced with 15M Steel Rebar throughout with damp proofing, drainage membrane and weeping tile around foundation to maximize protection against moisture penetration
 - 2lb Spray Foam Insulation around Basement, Garage Ceiling and entire Second Floor Roof
 - 3/4" Water Main Service for Ample Water Pressure
 - 200 Amp Breaker Panel

FOYER

- Soaring 14' Ceiling
- Luxurious White Oak Waterfall Entrance Design
- Built-In White Oak Entryway Bench
- Amani Bronze 80x80cm tile from Stone-Tile
- White Oak closet Door

LIVING ROOM / DINING ROOM

- Open Concept and Light Filled
- Built-in Speakers
- Feature Wall with White Oak
- Floor-To-Ceiling Windows
- 9' Ceilings
- Modern and Integrated LED Light Fixtures
- Glass railing over Foyer

KITCHEN / BREAKFAST AREA

- Modern Custom-Design Kitchen with Custom-Crafted Cabinetry using Premium Materials
- Hinges with Soft-Close Technology
- Dove-Tail Drawers
- Under Cabinetry Lighting
- Push Open Cabinet Doors for Clean Modern Finish
- 5' x 4' Integrated Breakfast Area in Waterfall Design
- Built-In Speakers
- Central Vacuum connect
- Control 4 Automation touchpad for lighting, music, security, and thermostat
- Pantry with White Oak rift closet Door
- 36" WOLF PRO Gas Range with 6 Burners
- 36" Paneled Built-In Fridge/Freezer from Fisher & Paykel
- Bosch Stainless Steel Energy Efficient Dishwasher

FAMILY ROOM

- Built-In Speakers
- 45" Elegant Linear Savannah Deluxe Fireplace
- 11' Ceiling
- Built in Media Wall and Shelves Over Fireplace
- Built in Study desk and bookcase
- Full Backyard Views through Large Panoramic Windows
- Access to Deck and Yard
- LED Wall Sconces

STAIRS FEATURE WALL

- Open Riser Floating Stairs
- Tempered Glass Enclosure
- Large Skylight Above
- Solid White Oak Steps with Matching White Oak Landing Wrap

POWDER ROOM

- Custom Made Modern Vanity
- TOTO Arvina 16" Vessel Sink
- TOTO One Piece Toilet
- Exquisite Feature Wall
- White Oak (rift cut) closet Door

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MASTER BEDROOM

- Built-In Speakers
- Beautiful View of Private Treed Back Garden Through Large Window
- Large Custom Walk-In Closet with Built-In Shelving

MASTER ENSUITE

- Built-in Speaker
- Skylight For Light Filled Luxurious Space
- Large Freestanding Bathtub and Faucet
- Spacious Shower with Modern Tile Design and Large Glass Panels
- Modern Custom Design and Crafted Floating Double Sink Vanity
- Beautiful LED Lighting
- Radiant Floor Heating

SECOND BEDROOM

- Floor-To-Ceiling Windows for an Abundance of Natural Light
- View of Downtown Skyline and CN Tower

SECOND BEDROOM ENSUITE

- Floating Custom Design and Crafted Vanity
- Large Glass Shower with Modern Square Overhead Rain Head
- LED Wall Sconce

THIRD BEDROOM

- Solid Entry Door with Brushed Nickel Modern Hinges and Handles
- Walk-In Closet with Custom Built-In Shelving

THIRD BEDROOM ENSUITE

- 5' Bath Tub
- Floating Custom Design and Crafted Single Vanity
- LED Wall Sconce

BASEMENT

- Light Filled Space Due to Large Double Door Walkout and Windows
- Soaring 13' Ceilings in Main Living Space
- Built-In Wine Cellar Feature with Full Glass Enclosure
 - o 38 Bottle Wine Fridge with Two Temperature Zones, Bright Lighting and Natural Wood Shelves
 - o Bar Kitchen with Bar Sink
- 35" Gas Fireplace
- Built in Media Wall
- Built-In Surround Sound Speakers
- Additional Bedroom with Airy 13' Ceilings and Closet
- Full 3-piece Bathroom Featuring Beautiful Modern Tiles, Tub and Custom Floating Vanity

GARAGE

- Insulated Garage with Door Opener
- Integrated Garage with Direct Access to Interior of House

OTHERS

- LED potlights throughout
- Glass railings throughout
- Smart Home Automation (Control 4)
 - o 13 Speakers Throughout
 - o 11 Lighting Zones
 - o 4x High Resolution 1080p Colour Exterior Security Cameras
 - o Multi Room Audio Amplifier
 - o IP Door Intercom System
 - o 7" Colour Control Display
 - o Security System
- Central Power Vacuum with 30" hose and outlets
- Second Floor Laundry with full size washer and dryer
- Built-in benches on the second floor for study
- Additional Laundry rough-in in the basement
- Site-finished White Oak Flooring