

# FEATURES OF THE 422 HOBSON CRESCENT RESIDENCE

## INTERIOR FEATURES

- Solid oak interior doors
- Custom 8' solid 2 1/2" thick alder front door
- 16x16 California Gold slate tile floor in entrance
- authentic old-brick wall continues from entryway to landing
- Custom solid birch treads on stairs
- Continuous oak handrail
- Robinson lighting throughout
- Bright spacious den great as an office, library or music room
- Wood burning salvaged brick fireplace in dining room
- Plenty of storage
- All upper level bedrooms have walk in closets
- All children's bedrooms are wired with data cable
- Guest bedroom and full bathroom on lower level
- Solid birch floors all finished on site

## EXTERIOR FEATURES

- Cedar shake siding
- Cedar soffits
- Cedar decking on 2 upper level decks
- Smartglass Low-e insulated windows
- Custom made fir gates
- Cedar and fir custom pergola and fencing
- Fully fenced yard
- Batu wood decking on 3 main level decks
- Living deck is covered, private & has power and light
- Private dining deck has BBQ area with brick wall, overhead lights, gas outlet & pergola
- Professional landscaping by NatureWorks
- Beautiful water feature pond with running stream
- Playhouse/garden shed
- Fully irrigated with 8 zone sprinkler system
- Organically maintained yard
- Amazing Honey locust tree in front yard lit up at night with 2 spotlights
- Landscape lighting
- Driveway is exposed aggregate concrete with pavers along each side

## GOURMET KITCHEN

- Custom made alder frameless cabinetry
- Double stainless steel under mount sink with soap dispenser and water dispenser
- Reverse Osmosis water purification system
- Professional grade stainless steel appliances
- Side by side Frigidaire 32" full fridge/full freezer combo
- 6 burner gas Electrolux Icon Professional cook-top
- Stainless hood fan with 2 halogen lights & 3 level fan
- Electrolux Icon double wall ovens with self-clean, convection, 8 pass broiler & smooth-glide racks
- Asko silent stainless steel interior dishwasher with integrated wood cabinetry front
- Additional under counter beverage fridge (Danby)
- Coffee station
- 9'x3'6" granite island with extra thick (2 1/2") edge (MTM Granite)
- Cork flooring
- Ceramic tile backsplash

## GREAT ROOM

- 17' vaulted ceiling
- Solid fir beams (non-structural)
- Custom wood ceiling made from reclaimed/refurbished cedar planks
- Solid birch floor
- Reclaimed cedar mantle
- 42" Gas fireplace with fan (fan temperature controlled, or override with wall switch)
- Ceiling fan
- French doors to covered deck

## POWDER ROOM

- Custom made wood vanity
- Semi recessed vessel basin
- Slate tile floor and shower walls
- Built in cabinet
- Fan with timer switch

## MASTER BEDROOM AND SPA LIKE ENSUITE

- Solid birch floor
- Spacious walk in closet with custom light wood shelving with steel closet rods
- Peek-a-boo lake view
- Ceiling fan with light
- Private covered deck overlooking back yard with skylights, wall lights, power and cable for TV
- Spa like ensuite
- Huge double custom shower with one stationary showerhead and one handheld on slider bar
- Frameless glass wall/door and custom tile bench and shelves
- Built-in soaker tub
- Toto toilet alcove
- Fan with auto timer
- Heated ceramic tile floor with programmable timer

## MUD AND LAUNDRY ROOM

- 162sq.ft. mud and laundry room
- Tile floor
- Bosch front-load HE washer and dryer pair
- Custom built-in alder cabinetry
- Pantry shelving
- Desk/drawers/bookshelves
- Lockers with rolling drawers
- Laundry area cabinetry (incl. ironing board storage)
- Solid concrete countertops
- Sink

## WINE CELLAR

- Slate tile floor
- Cedar walls/ceiling with feature rock wall
- Wine bottle racking/shelving
- Cooling unit

## DEN

- Cork floor
- Custom wood/glass locking door
- Custom built-in office cabinetry (inc 3 file drawers) with solid oak desktop & windowsill
- Ceiling fan with light

## REC ROOM

- Carpet floor
- Solid wood wainscoting
- Built-in bar with slate top and bar sink and 2 pendant lights
- Wired for overhead projector video system
- Separate exterior door

## MECHANICAL

- High efficiently forced air gas furnace
- Carrier energy efficient heat pump and air conditioning unit
- Bradford White 50 gallon hot water tank
- GENERALAire humidifier

## PEACE OF MIND

- Alarm system with 3 control panels throughout
- Hard wired smoke detectors

## GARAGE

- 2 car fully insulated and heated garage
- 8 fluorescent lights
- Ultra quiet electric garage door with both remote and keypad
- Built-in Eureka vacuum with "car kit" included
- Workbench and shelving