

# FEATURES OF THE CLASSIC BEACH FRONT HOME 1986 ABBOTT STREET

## EXTERIOR FEATURES

- New asphalt roof
- Low maintenance perennial landscaping
- 3 patios for morning lunch and evening sun
- Covered gazebo at lake
- Gas log fire pit
- Arbor covering 2nd patio
- Plumbing/wiring/gas ready for pool
- 3 car detached garage
- Spacious self contained coach house

## COVERED PATIO

- Custom made privacy/sun Sunbrella curtains
- Pine ceilings
- Stamped concrete
- Gas dual sided fireplace
- Toshiba built in flat screen TV/DVD
- Gas ceiling heater
- 6 Person hot tub
- Vermont Castings BBQ
- Large covered sitting area
- Surround sound

## INTERIOR FEATURES

- Blending of living space outdoors with living space inside
- 4 fireplaces
- Maple flooring
- Slate tile flooring
- 5 TV's on slide arms included
- Pot lighting
- Over 700 bottle wine cellar with racking
- Pella windows
- Some brand new heat/sun thermal guard glazed windows
- Custom windows by Glenmore Millworks
- Concrete floor crawl space
- Lots of storage room
- Full bathroom with shower on main floor
- Separate coach house
- All bedrooms have ensuite bathrooms with in floor heating

## ENTRY

- Elegant wood entry door
- Original curved oak staircase
- Slate tile
- Double closets
- Library wood paneling
- Metal abstract figurines

## GOURMET KITCHEN

- Solid lacquered maple cabinetry
- Large light granite Island
- Dark granite on surrounding counters
- Sub Zero integrated fridge freezer
- Wolf 6 burner gas range with pot filler and large custom hood
- Diagonal Stainless tile backsplash behind stove
- Integrated Fisher and Playkel drawer dishwasher
- 2 undermount sinks in island
- Reverse Osmosis system to Island sink
- Soap dispenser
- In counter waste management chute
- Wolf convection oven/microwave
- Separate bar area with bar sink and built in dual temperature controlled wine cooler and beverage fridge
- Built in Bosch cappuccino machine
- Crystal chandelier
- Crystal door pulls and knobs
- Crystal pendant lighting

## PANTRY

- Maytag fridge freezer with ice maker
- Bosch dishwasher
- Undermount sink with soap dispenser
- Slate tile floor
- Exit to patio
- Double hinged swing door to kitchen Lacquered maple cabinetry

## DINING ROOM

- Gas fireplace
- Beautiful lake views
- Skylights
- Sliding doors with screens to patio

## LIVING ROOM

- View of lake
- Gas log fireplace
- Stone surround with painted oak mantle
- Custom mirror over fireplace
- Vaulted 17' high ceiling
- 16' wall of windows
- 42" Samsung TV integrated into wall on swing arm
- Ceiling fan
- Library wood paneling above fireplace

## FAMILY ROOM

- Lake view
- Pella Sliding doors to covered patio
- Wood fireplace with gas log lighter
- 100 year old Brick from Manitoba
- Built-in maple cabinetry

## DEN

- 4 built-in file large drawers
- Built-in maple cabinetry
- Double frosted glass French doors
- Crystal chandelier
- Surround sound system including Shaw music, DVD player and pioneer sound system

## LAUNDRY

- LG ultra capacity washer /dryer
- Laundry sink
- Tiled travertine counters
- Maple cabinetry
- Laundry drying rack
- Wrapping centre
- Built-in ironing board
- Exit to outside
- Additional washer /dryer in upstairs walk in closet
- Cabled for TV

## BEAUTIFUL MASTER BEDROOM AND SPA LIKE ENSUITE

- Lake view
- Dimplex electric gas fireplace with remote
- Antique oak fireplace surround imported from Scotland
- 11' vaulted ceiling
- Chandelier
- Ceiling fan
- Pot reading lights over bed
- Custom window treatments
- Spacious walk in closet with maple cabinetry, shoe racks, built-in drawers and dressers
- Inglis washer and dryer
- New sliding glass doors to upper patio
- Maple flooring

## MASTER ENSUITE

- Heated travertine tile
- Toshiba built-in TV
- His and hers marble counter vanities
- Walk-in shower with 4 body wash sprays, rain shower head and hand held shower head on slide bar
- Soft pebble flooring in shower
- USPA toilet /bidet

## MAIN FLOOR BATHROOM

- Light sensed
- Custom glass shower with natural stone and soft pebble floor
- Heated slate tile floor
- Toto dual flush toilet
- Deca basin
- Maple vanity

## MECHANICAL

- New Automated 12 zone sprinkler system incl. drip lines to planters
- Automatic security lights
- Fully monitored alarm system
- Thermostatically controlled dual heating system on each level
- High efficiency heat pump- automatic heating/cooling system
- Lennox gas furnace
- Steam humidifier
- Rinnai instant hot water
- Reverse osmosis to kitchen sink
- Retractable hose central vac system