

# FEATURES OF 1117 CRAWFORD ROAD RESIDENCE

## EXTERIOR FEATURES

- 1.28 acre gated estate property
- Rural setting yet minutes from all elements of the city
- Private property
- Custom mature landscaping
- Circular driveway
- Sundecks with awnings
- Underground sprinklers
- 20x40 pool heated by geothermal
- New pool cover
- Full pool bathroom
- Pool bar with 2 refrigerators

## INTERIOR FEATURES

- Substantially renovated
- Vaulted and raised ceilings
- Double front entry doors with leaded glass
- Superior Town and Country see- thru gas fireplace in great room with cultured rock chimney and stone hearth
- Panoramic views of over pastures to Okanagan Lake and city from all rooms
- Temperature controlled wine cellar for over 500 bottles off great room
- Wet bar with granite counter, sink and refrigerator in great room
- Separate dining room
- Walk out balcony from all rooms on main level
- Hand scraped maple floors
- Cork flooring
- Den/office with built in cabinetry on main level
- Extra bedroom 6 or office on main level
- Sound system throughout
- Theatre room with built in cabinetry and Sony entertainment centre
- Family room on lower level with large windows to lake view
- 20' vault in family room
- 3 sided gas fireplace in family/games room
- Large games room on lower level
- 4 bedrooms on lower level all with walk in closets and hand scraped maple floors
- Gym or play room with cork flooring
- Lots of storage

## PEACE OF MIND

- Professional alarm system throughout.
- Hard wired smoke detectors

## CHEF INSPIRED GOURMET KITCHEN

- **Maple cabinets**
- 8'x6' granite island with undermount sink and room for 6 bar stools
- Large walk-in pantry
- Granite counters
- Limestone backsplash
- Separate computer station with granite counters
- Undermount double sink with Delta faucet
- Sub zero stainless refrigerator with ice maker
- 2 Bosch dishwashers
- Stainless high end gourmet appliances
- Five Star 6 burner gas range with griddle and double ovens
- Stainless hood fan
- Soft close doors and drawers
- Display lighting in upper cabinets
- Pendant lights over island

## GRAND MASTER SUITE AND SPA ENSUITE

- Luxurious ensuite
- Walnut Travertine limestone tile in ensuite bathroom
- 6 piece master ensuite
- Separate toilet and bidet
- Double vessel sinks
- Large soaker tub with hand shower
- Large walk in limestone shower with rain shower head and fixed shower head and seat
- Granite counters
- Spacious 11x13 walk in closet

## MECHANICAL

- State of the art geothermal system
- Air conditioning
- John Wood water heater
- Water softener
- New Central vacuum

## GARAGE

- Oversized triple car garage
- Additional over height and oversized RV/boat garage 32' in length and 15'high
- Workshop