

## FEATURES OF 536 DENALI DRIVE RESIDENCE

### **INTERIOR FEATURES:**

Expansive panoramic lake and city views from almost every room in the house  
Large custom glass front entrance with 16ft vaulted ceiling and cedar beams  
Maple hand scraped engineered hardwood flooring  
Feature tornado chandelier from the ceiling to the lower level  
Main floor office  
Separate TV family room on main floor  
Dining area with double chandeliers and panoramic lake view  
Main floor master bedroom  
Ceramic tiling in bathrooms  
10ft ceilings on main floor with recessed tray feature ceiling in kitchen and dining room  
60" linear feature fireplace with glass beads embedded (\$6,000)  
8" interior doors topped with transom windows  
Custom maple curved staircase  
Wheelchair friendly with Hybrid 2 floor elevator (\$30,000)  
12ft sliding folding door in living room (\$14,000)  
750 sqft media room/ games room  
Crown moulding throughout (over 1000 linear feet)  
Main floor 2 piece powder room with floor to ceiling feature glass tile, Kohler toilet and glass vessel basin  
LED and halogen lighting throughout  
Mud room with granite counters, stainless under-mount sink and cabinetry to ceiling with additional cubby style lockers  
Large laundry room plus washer/dryer hook ups in ensuite closet

### **EXTERIOR FEATURES:**

Very private lot surrounded by ALR land on 3 sides  
Custom rock work and Hardiplank siding  
Modern glass front entry door  
Large 31x12ft covered stamped concrete decks with overhang, misters, ceiling fans, bamboo tray ceiling, topless glass railings and feature rock privacy screen  
Lower deck is ready and wired for hot tub  
120ft of topless glass railings (\$15,000)  
Asphalt shingle roof  
Concrete driveway with ornamental street lamps and topless glass railings

**KITCHEN:**

A gourmet kitchen perfect for entertaining  
Custom cabinetry with soft close drawers and cupboards  
Granite counters and 4'x5' granite island with 4 pendant lights  
Double under-mount stainless sink  
Glass tile backsplash  
Dual zone Magic Chef wine cooler in island  
Stainless under-mount sink and extra stainless under-mount butlers sink  
Framed for 36" stove with gas hookup  
Pot filler at stove  
Stainless 36" hood fan  
Framed for Sub Zero style fridge/freezer  
Large pantry  
\$10,000 appliance package

**MASTER BEDROOM AND ENSUITE:**

Lakeview master with spa like ensuite and private deck  
Custom 10ft double extra thick 12mm glass shower with his and hers rain shower heads  
Freestanding soaker tub with hand shower and elegant chandelier overhead  
Separate glass vessel vanities with granite counters  
Accent glass tile  
Ambient lighting with a back lit low voltage mirror  
Separate Kohler toilet  
Radiant heated floor  
Large walk-in closet with pull down rods, plumbed for stackable 24" washer/dryer

**LOWER LEVEL:**

Large family room with walkout to lower deck, large curved granite bar with under-mount sink and raised sit up bar area  
Double doors to the 750sqft media room/games room with a T bar/ drop ceiling and wired for all media including power for projector, speaker wires and HDMI cables  
2 piece powder room  
Jack and Jill bathroom between bedrooms with double basins and glass shower  
Unfinished nanny suite, studio or home office  
Laundry room with cabinetry and sink and plumbed for washer and dryer

**GARAGE:**

The perfect "Man Pad"-Triple car garage,(20', 22' and 24'), fully finished, heated with three 9' esteem tinted glass garage doors (\$13,000) and tool chest/box inserts, epoxy floor and wifi controlled garage door openers..

Hambro suspended slab construction (\$25,000)

Ample extra parking

**MECHANICAL:**

90% efficient forced air furnace

High efficiency power vented hot water tank

5 tonne A/C unit

Home automation system, including alarm, lighting controls, distributed audio and video surveillance system

Built-in flat screen boxes in family room and master bedroom

Low maintenance Hybrid elevator