**47 PARK AVENUE EAST**

**FEATURE SHEET**

**EXTERIOR**

* Hardy Board
* Natural Wiarton Stone
* Custom colour matched eavestroughs
* Covered front porch with cedar ceiling and custom metal front porch railings
* Craftsman style exterior columns
* Standing seam metal roof accents
* Full width Muskoka style covered rear porch with cedar ceiling, built-in speakers and floor to ceiling Wiarton stone gas fireplace
* Natural gas hook-up for outdoor barbecue
* Irrigation Sprinkler System - front and back
* Custom colour matched casement windows
* Interlock stone patios and walkways
* Custom maintenance free composite Clopay garage door
* Custom 10” fibreglass front door system with rounded transom and 8’ high, 42” wide door
* 6 car driveway with interlock and asphalt
* Custom garbage room with full ventilation system

**SYSTEMS**

* Premium Lennox Furnace and A/C with HRV and Humidifier
* Central Vac and attachments
* Heated floors in all bedroom level bathrooms
* Basement floor roughed in for radiant heat
* Bedroom and bathroom walls insulated for sound
* Access Point wiring in main and second floor
* Ethernet in all bedroom living areas
* TV wiring in all bedrooms
* Speakers in kitchen, dining, master ensuite and back porch
* 5.1 pre-wiring in great room
* Automatic blinds on two great room windows and master ensuite window connected through WiFi and controlled by App
* ADT Security System
* Separate hot and cold water manifold with 1” lines allowing for maximum water flow and individual shut offs.

**THROUGHOUT THE HOUSE**

* Potlights and designer lighting fixtures
* 7” Red Oak walnut stained, wire brushed engineered hardwood, matte finished
* 9” baseboards on main and 8” baseboards on bedroom level and in basement
* Crown moulding throughout
* 41/2” arts and craft casing with custom solid doors
* Emtec Premium hardware throughout
* Custom wood, colour matched cold air returns integrated in the baseboards and or inset
* Custom vents for bathrooms
* Premium Icera toilets
* 9’ ceilings on main floor and in lower level

**INTERIOR**

FRONT FOYER

* 12’ ceiling with custom basketweave tiled floor

DEN

* Huge picture window with a view of the neighborhood with 12’ ceilings

DINING ROOM

* Coffered Ceilings, Built-in speakers and pot-lights

KITCHEN

* Custom Cabinets
* Granite counters
* Stainless Steel farm sink with premium chrome faucet
* Pot filler
* Volkas Herringbone polished Mosaic backsplash
* 9’ peninsula
* Butler’s Pantry and Walk-in pantry includes
* Separate butler’s sink
* Custom drawers and shelving system in pantry
* Beverage fridge

APPLIANCES

* Electrolux Stainless Steel Icon Series includes:
* Separate Fridge and Freezer
* 6 burner cook-top
* Double convection ovens
* Convection microwave
* Beverage Fridge
* Bosch Dishwasher with matching cabinet panel

FAMILY ROOM

* Custom built-in cabinetry with oak shelving and mantlepiece
* Wired for speakers
* Walkout to backyard
* 42” gas fireplace (40,000 BTU’s)

MUDROOM

* Custom cabinets/cubbies with oak bench stained to match floor
* Encausta Flavia Blanc tile
* Oversized barn door with window
* Access to garage and garbage room

MAIN FLOOR POWDER ROOM

* Marble basketweave tile floor
* Quartz counter
* Custom cabinet with built-in mirror
* Pocket door

BASEMENT

* Premium colour matched carpet
* 36” gas fireplace
* 9’ ceilings
* 5th bedroom with full size window and closet
* Bathroom with porcelain floor tile and Pennyround black mosaic tile in shower
* Glass enclosed walk-in shower
* Quartz counter
* Two storage rooms and cold cellar

GARAGE

* Insulated
* Custom Clopay garage door
* Electric garage door opener and remotes
* 240 Volt 30 Amp electric car charger
* Garbage room with ventilation system

MASTER BEDROOM

* His and Hers walk-in closets with custom organizers
* Wall of windows over-looking backyard
* Barn door with soft close to ensuite

ENSUITE INCLUDES

* Double sinks
* Custom cabinets and built-in mirrors
* Separate Water Closet
* Freestanding tub
* Premium quartz countertops
* Marble basketweave floor tile
* Spa inspired river rock pebble shower floor
* Separate glass enclosed shower with rainhead and handheld shower
* Heated floors
1. BEDROOMS WITH JACK AND JILL
* Each bedroom includes walk-in closets with custom organizers
* Separate bath and toilet (pocket door)
* Double sinks
* Quartz counters
* Custom cabinetry
* Soho Mosaic Tiles and Subway tiles
* Heated Floors

4TH BEDROOM

* Walk-in closets with custom organizers
* 3-Piece Bathroom
* Custom cabinetry
* Soho Mosaic Tiles and Subway tiles
* Heated Floor

BEDROOM LEVEL LAUNDRY ROOM

* Premium Electrolux Washer and Dryer
* Custom cabinetry
* Quartz counter
* Encausta Flavia Blanc floor tile
* Colour matched faucet
* Bedroom level also includes two linen Closets with custom shelving and Skylight

STAIRCASE

* Arts and crafts - open to all 3 floors, red oak custom stained to match flooring

BACKYARD

* In-ground pool 35x18 (20,000 gallon)
* Waterfall feature with Besyway Stone Soho Wall
* CPM Smart Synch – Waterfall lights sync with pool lights
* Diving Rock
* Trevista border stone patio interlock
* Pool coping Tecno Bloc
* Garden Shed with Hardy Board
* Perimeter fencing with side gates