

# 110 Clearwater Court Features & Upgrades

## Foyer

- Art display shelves
- Clerestory windows
- 48" gas fireplace
- Water feature at front door

## Front 2-piece bath

- Mirrored wall
- Waterfall feature
- Chrome vanity
- Wall mounted toilet

## Guest Hallway

- Floor-to-ceiling windows
- Art wall

## Rear 2-piece bath

- Glass vanity
- Exposed glass element floor
- Glass baseboard
- Glass ceiling

## Kitchen

- Capital culinarian series 48" with double oven
- Northland 36" stainless interior and exterior freezer
- Northland 36" stainless interior and exterior refrigerator
- Two Kitchen Aid silent dishwashers
- Panasonic microwave
- Custom range hood with heated make up air
- Quality cabinets with maple interior and custom dividers
- Concealed Samsung 40" T.V. in motorized cabinet



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- Hide away breakfast center
- Music system speakers
- Folding glass wall to covered and enclosed patio
- Barbeque Room
- Fully indoor Lynx 36" barbeque with sear burner and rotisserie burner
- Custom range hood with make-up air system
- Gas supply with safety system for indoor use
- Access to herb and vegetable garden

## Great Room

- 60" concealed Samsung T.V.
- 120" concealed theatre screen
- Motorized black out blinds
- Denon theatre sound system
- Fully concealed projection system
- Floor-to-ceiling glass with direct view to the pool
- Glass and stone 17ft tall 60" gas fireplace

## Office/Den

- Custom library shelves and cabinetry
- Concealed computer printer rolling stand
- Music system speakers
- Glass pocket doors
- 40" Samsung T.V.

## Dining Room

- Pyramid skylight over the table with center chandelier
- Refrigerated 650 bottle display wine cellar
- Bar with glass and decanter display featuring enclosed liquor storage
- Music system speakers



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## Patio

- 48" gas fireplace with warming shelf
- Samsung 55" T.V.
- Music system speakers
- 27 ft motorized screen to enclose the patio
- Outdoor bar with 2 draft taps
- 5' x 22' skylight with lighting and fans

## Master Bedroom

- Built-in custom king size platform bed with fire feature
- 55" custom Samsung T.V.
- Concealed power black-out blinds
- Full systems control from master suite
- Adjoining ensuite and dressing room
- Concealed safe storage

## Master Ensuite

- Dual entrances (his & hers)
- 12 ft floating stone vanity
- 6 ft shower with rain head, body sprays and hand shower
- 6 ft Zen tub for relaxing
- Toto Neorest automated toilet/bidet with heat system

## Dressing Room

- Tremendous rod storage with elevated seasonal storage
- Built-in dressers, shelves and storage of all types



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## Guest Room #1

- Two closets
- Private Patio
- Ensuite bath with custom shower

## Guest Room #2

- Ensuite bath with skylight
- Private Patio
- Room for king bed
- Large closet

## Guest Room #3

- Ensuite bath with 6 ft tub and shower
- Private patio
- Large closet

## Gym/Family Room

- Multi-level lighting
- Wired for theatre in 3 locations
- Wiring for gym equipment
- Panorama windows facing the golf course

## Exterior

- Front entrance features a heated stone bridge and a year-round water feature
- Multi-level landscape lighting
- Stone patios
- Concrete lounging pool and hot tub with glass tile
- Fire feature above the hot tub
- Glass post free pool fence
- Large firepit and patio
- Floating deck on the golf course pond with night lighting



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## Garage

- New epoxy floor finish
- Full area cabinets and millwork
- Heated floor
- 3 cars plus golf cart
- Work bench with stainless steel top
- Garbage centre with stainless top
- Entertainment system with Samsung surround sound and Samsung T.V. tied to the music system

## House Systems

- Lutron lighting and heating control system. Access system control from your phone from anywhere in the world
- Control 4 audio/video and security system. Go online and see all the security cameras from any device
- Mechanical system with 3 air handlers and 3 ERV's Two Visman boilers for full home heated floors
- Full home high speed WiFi system including the pool area
- Cell phone booster system
- Multi zone heating and cooling controls
- Whole home back up heating system
- Whole home natural gas generator
- All systems may be controlled remotely. Preheat and start the hot tub while on the golf course
- Denon and Sonos whole home multi zone music system
- Multi-level lighting in each room

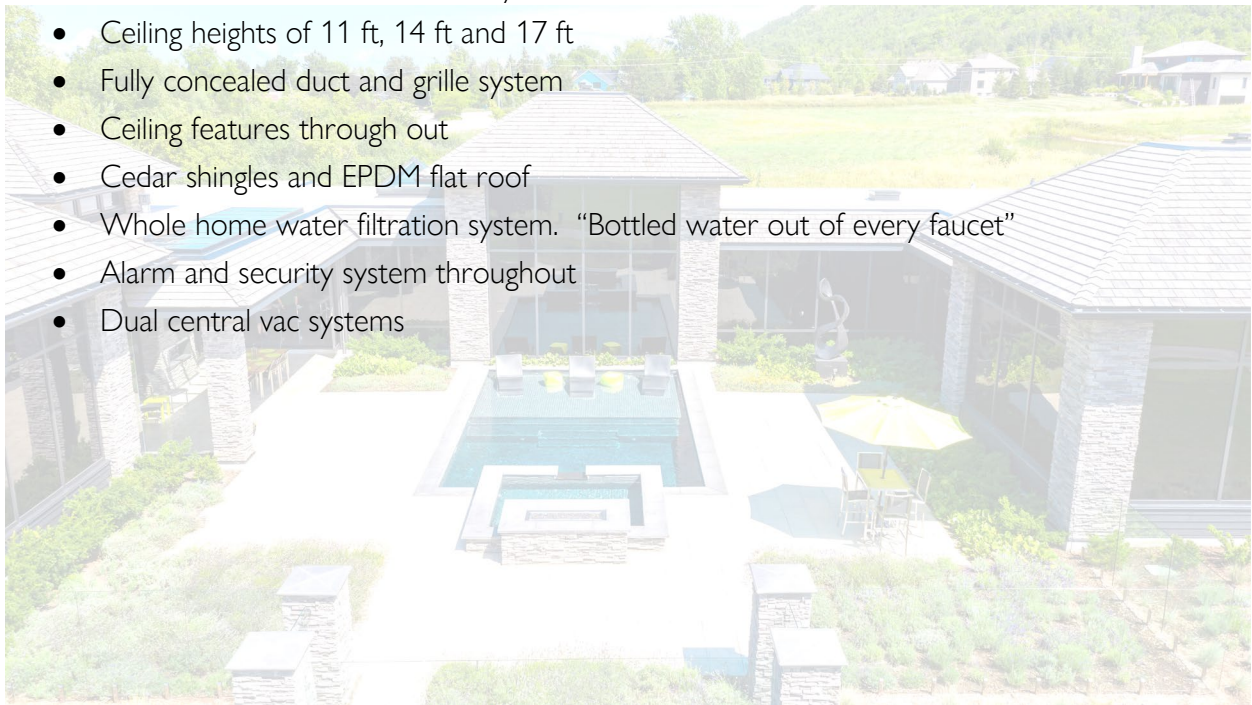


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## House Construction

- Super energy efficient construction
- R60 roof R35 walls
- Triple glazed glass with multi low E coatings and reflective outer glass
- Low maintenance exterior
- Day time one-way privacy glass through out
- Polish and ground concrete floors with black granite exposed stone
- Solid wood 8 ft doors with custom trim
- Curtain wall window and door system
- Ceiling heights of 11 ft, 14 ft and 17 ft
- Fully concealed duct and grille system
- Ceiling features through out
- Cedar shingles and EPDM flat roof
- Whole home water filtration system. "Bottled water out of every faucet"
- Alarm and security system throughout
- Dual central vac systems



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