

22 Bayview Feature Sheet

Overall Features

Elevator to all 3 floors

Plastered crown moulding throughout

12 inch baseboards

5/8" thick drywall

Trim 1 inch thick painted all four sides

1 3/4 thick interior doors

Hinges are above average in size

Wainscotting throughout

Speakers in all rooms

TVs included

Media room tower with back up battery

Back up generator all fridges, kitchen, main floor

4 air conditioners (located outside hobby room)

All stone on main floor and basement is heated

All windows are laminated. Cuts out 99% of UV and is very secure

Purified water through out the house and is checked yearly

200 amp with 2 panels

2x hvac systems

Central vac

Security system

Sump pump that seals off from sewer back up

Outdoor Walls have more insulation than usual additional 2 inches

Lights come on automatically in closets

The Foyer

Victorian inspired double front door with leaded glass

Cherry hardwood floors with marble medallion inlays

Living Room

Wood and Gas LimestoneFireplace

Cherry hardwood floors

Crown Mouldings

Dining Room

Antique crystal light fixture imported from Europe

Cherry hardwood floors

Two corner back lite china cabinets with leaded glass

Faux wall coverings

Oversized plaster crown mouldings

Glass double doors leading to the balcony

Large pocket door leading to butler pantry and kitchen

Butler's Pantry

Mahogany cabinetry with leaded glass

Granite countertop

Well lit with pot lights

Kitchen

Cherry wood cabinetry

All cabinetry glass doors have leaded glass

Hand painted ceramic feature with 24 carat gold leaf trim

Kitchen cont.

Imported LaCanche eight burner gas stove

Pot Filler

Miele built-in dishwasher

2 built-in sub-zero refrigerators

Built in spice cabinets

Miele built in coffee maker

Miele warming drawer

Inverter microwave

Oversized island with granite countertop imported from Argentina

Island prep area with copper vegetable sink and custom knife drawer

Garbage disposal

Remote controlled drop down television

A garage entrance from kitchen

French doors to balcony

Covered outdoor porch

Cozy breakfast conservatory overlooking Lake Ontario

Family Room

Custom thermo curved windows overlooking Lake Ontario

Carved limestone gas fireplace

Coffered ceiling

Built-in cabinetry

Limestone floor

Pot lights

Surround sound

Hobby Room or Office

Lutron Blinds on all windows

Custom trim and mouldings around the windows and the ceiling

Built-in floor to ceiling cabinetry

Built-in worktable or desk

Library

Floor to ceiling mahogany bookcases and cabinetry

Mahogany panelling

Two sets of double doors leading to the balcony that features an iron railing

Marble floors

Custom tin ceiling and trim details on the walls

Second Floor

Turret Bedroom

Hardwood floors

Crown moulding

Three double closet doors

Television

Bathroom

Four piece

Crema Marfale marble from Italy

Vanity with granite countertop

2nd Bedroom

Crown moulding

Hardwood floors

Walkout to balcony

Laundry Room

An abundance of storage cupboards

LG Tromm washing machine and dryer

Custom drawer for delicates

Hidden ironing board cupboard

Stainless steel laundry sink

Large folding counter

Built-in hampers

Master Bedroom

Handmade custom drapery canopy over bed

Custom bay window overlooking Lake Ontario

Custom crown mouldings

Wood & Gas fireplace

Programmable lighting

Speakers

Master Ensuite

4 piece

Claw foot soaker tub

Onyx flooring

His and Her vanities

Handmade faucets designed by Sherle Wagner

Marble tiled shower with a bench

Television

*larger mirror excluded

“Her” Walk in Closet

Dramatic oversized walk-in closet/dressing room

Hardwood floors

Beveled glass doors

Well lit with pot lights

Custom back lite cabinetry with glass top

“His” Closet

Custom mahogany cabinetry

Well lit with pot lights

Hardwood floors

Third Level

Guest Room

Vaulted ceiling

Custom windows with detailed mouldings

Solid wood double doors

Pot lights

Seating area

Bathroom

Three piece bathroom

Falken Kitchens cabinetry

Pot lights

Window with view of Lake Ontario

Exercise Room

Views of Lake Ontario

Vaulted ceilings

Pot lights

Mirrored wall

Closet (could be a bedroom)

Carpeted

Kids Playroom

Storage closet

Window Bench

Walk-in closet with mirrors

Access to well lit attic

Recreation Room

Billiards room

Built-in bar with mahogany, white oak and walnut countertop

Wine cellar in white oak

Refrigerator

Limestone floors

Stone columns

Powder room

Wood burning fireplace

Access to outdoor kitchen

Cold cellar

Outdoor Kitchen

Covered area

Granite counter

Twin Eagle BBQ with warming drawer

Dining area

Gas fireplace

Conservatory

All season building

Furnished with mahogany

Thermo glass

Overlooks Lake Ontario

Outside

Vegetable garden along back wall near the conservatory

Flagstone walkway

Water feature with heated soaking area

Custom iron gates at entrance

Garage

3 car garage

Below grade so temperature stays consistent

Epoxy concrete floor