Balsam Property Details

FOYER
Stone floor tile (heated floor)
Chandelier
Solid wood front door
Transom window
10’ ceiling
Crown molding

LIBRARY/OFFICE
Stone diamond pattern floor (heated floor)
Vaulted ceiling
Custom Built in shelves & wall unit
Paneled walls
Wood burning fireplace
Chandelier
20’? Ceiling height
French doors open to garden
Double solid wood entry doors

MAIN STAIRCASE
White oak quarter sewn hardwood flooring
Gentle rise stairs
Wrought iron spindles

Skylight
Extends to large picture window with baby grand piano

POWDER ROOM
Heated stone floors
Custom wood vanity with marble counter & bannered stainless sink
2 sconces
Ceiling flush mount light

MAIN FLOOR PRIMARY BEDROOM
White oak hardwood floors
Gas fireplace with marble surround
Chandelier
Walk-out to private covered patio
French doors
Solid double door room entry doors

6 PIECE ENSUITE
Heated onyx floors with mosaic inlay pattern
Walk-in shower with mosaic floor and large format wall tiles
Double vanity with custom vanity mirror and medicine cabinets
Separate water closet with bidet
Windows with shutters
Jetted soaker tub with stone surround

WALK IN CLOSET
White oak hardwood floors
Custom closet built-ins

FAMILY ROOM
White oak hardwood floors
Wood burning fireplace
Vaulted ceiling with wood beams
Chandelier
Wrap-around French doors to outdoor patio
Built-in speakers

DINING ROOM
White oak hardwood floors
Chandelier
Wood burning fireplace with marble surround
Built-in speakers
Triple set of French doors to outdoor patio
Cove ceiling

KITCHEN
Heated tile floors
Built-in speakers
Pot lights
Double French doors to patio
Centre island with stool seating is oversized with built in deep stainless steel sink & natural stone counters
Large storage underneath
Three glass pendant lights
Pot filler
Tile backsplash
Custom cabinetry

APPLIANCES:
SubZero integrated fridge & two freezer drawers
Two Sub Zero fridge drawers in the island
Miele dishwasher
Wolf 5 burner gas cooktop & hood fan
Miele coffee maker
Miele steamer
Miele coffee cup warmer
Wolf Microwave
Wolf wall oven & warming drawer

BUTLER PANTRY
Custom glass cabinets with glass doors
Heated marble floor
Quartz counters
Tile backsplash

Balsam Property Details

APPLIANCES:
SubZero integrated fridge with two freezer drawers(2nd)
SubZero wine fridge
Wall oven (2nd)
Stainless under mount sink
Large window

FAMILY ROOM
Heated tile floor (marble)\
Wood burning fireplace with stone surround
Eat-in banquet seating overlooking the patio and garden
Custom blinds
Built-in speakers
Built-in desk
Built in media storage

SECONDARY ENTRANCE FOYER
Heated marble floors
Solid wood door
Second staircase with white oak treads and gentle rise steps
Wood banister and handrail
Double solid wood door closet

MAIN FLOOR LAUNDRY
Heated marble floors
Custom built-in storage
Dog shower
Side entrance to dog run
Large laundry sink
Quartz counters
Miele front load washer and dryer

SECOND POWDER ROOM
Heated marble floors
Floating sink
Built-in storage cabinet

UPPER LEVEL
HALLWAY
White oak hardwood floors
Wall paneling

UPPER LEVEL PRIMARY SUITE
White oak hardwood floors
Vaulted ceiling with paneling
Chandelier
Gas fireplace with marble surround
Custom built-in drawers
French doors walk-out to private balcony
Custom blinds

DRESSING ROOM
Dressing Room #1:
Custom built-in shelves & drawers
White oak floors
Wall paneling
Window
Light fixture
Solid wood door
Dressing Room #2/Walk-in Closet:
White oak hardwood floors
Built-in long and short hanging closet with shelves and drawers
Flush mount light fixture
Opens through secret door to dressing room #3
Dressing Room #3:
White oak hardwood floors
Built-in cabinets
Wall paneling
Two windows

6 PIECE PRIMARY ENSUITE
Heated marble floors with mosaic inlay
Two custom vanities with marble counters & built-in mirrors with sconces
Skylight
Freestanding Tub with floor mount tub filler
Glass enclosed shower with marble tile walls and mosaic tile floor
Rain head & separate hand sprayer
Built-in speakers
Water closet with added bidet

BEDROOM 2
White oak hardwood floors
Vaulted ceiling detail
Chandelier
Built-in storage flanking bed
Dormer window with shutters
Dressing Room with custom built-ins & mirror

3 PIECE ENSUITE
Heated marble floors
Walk-in glass door shower & rain head with separate hand sprayer & bench
Custom vanity with stone counter
Paneled walls with basket weave inlay
Storage closet off washroom
Window with shutters

BEDROOM 3
White oak hardwood floors
Coffered ceilings
Custom built-in closet wall
Walk through shoe cubby storage and built-in drawers

Balsam Property Details

3 PIECE ENSUITE
Heated natural stone floors with inlay mosaic tile
Vanity with stone counter
Glass entry shower with rain head and separate handheld sprayer & bench
Large window with shutters

UPPER LEVEL LAUNDRY & LOUNGE
White oak hardwood floors
Built-in laundry area with folding counter with quartz counters
Miele front load washer and dryer
Skylight
Wall paneling
Built-in media storage in lounge
Large window with custom blind
Built-in speakers

3 PIECE BATH
Natural stone heated tile floor in diamond pattern
Soaker tub with jets
Custom vanity with stone counter
Built-in mirror
Window with custom blinds

LOWER LEVEL

GUEST 5TH BEDROOM
Heated tile floors
Double closet
Built-in storage unit with shelves and cabinets
Window with shutters

3 PIECE WASHROOM
Heated tile floors
Vanity with stone counter
Water closet
Walk-in shower with glass door, rain head and separate hand sprayer & bench

WALK-IN STORAGE ROOM
Heated tile floor
Custom built-in storage

HALLWAY CLOSET

GREAT ROOM
Heated tile floors
Built-in speakers
Built-in wet bar
Beverage fridge

2 UTILITY ROOMS

STORAGE ROOM UNDER STAIRS

WALK-IN CEDAR CLOSET

GYM
Heated marble floors
Wall mirrors
Wall hung TV
Built-in speaker
Glass wall overlooking indoor pool
Secondary staircase to side entrance

TWO ADDITIONAL WALK-IN STORAGE CLOSETS
Built-in shelves

STORAGE ROOM (TUNNEL)
Built-in shelves

THEATER ROOM
Heated floors with custom broadloom
Built-in projector, screen and speakers
Dedicated air-conditioner
Automated lighting
Theater seats with cup holders in stadium style seating
Built-in sub zero fridge
Wood paneling
Built-in media cabinet

INDOOR POOL AREA
Heated marble floors
Glass enclosed wrap around walls
Double glass door entry with door locks
Built-in speakers
Water fall
Built-in planters
Bromine and heated through Geo-thermal
Large above grade windows
Walk-out to backyard and outdoor pool
SAUNA

3 PIECE WASHROOM
Heated tile floors
Floating stone counter with bowl sink
Built-in mirror
glass door steam shower with bench, rain head & handheld sprayer
Water closet

Balsam Property Details

POOL EQUIPMENT ROOM (INDOOR POOL ONLY)
Includes the sump pumps

3 CAR GARAGE
Epoxy floors
Built-in storage
Wall panel hanging racks
Heater
Hot & cold water

LOFT
Separate side entrance
Entrance also from the garage
Wide plank pine wood floors
Wet Bar/kitchenette with sub zero fridge
Media storage built-in
Vaulted ceiling
Ceiling fan
2 picture windows
Bench seating for eat-in area
Triple door closet

3 PIECE BATH
Vanity with sink
Walk-in glass door shower
Furnace and hot water tank

FRONT GARDENS
Long winding driveway
8+ car driveway parking spots
2 catch basins for drainage
Irrigation system
Professionally landscaped
Custom lighting
Front patio off dining room with turf and stone walkway
Two covered front door entrances

SIDE YARD
Dog run with peddle footing, fenced off

INTERLOCK PATH TO REAR YARD

REAR GARDENS
Professionally landscaped
Backs onto Post Park
Pergola with stone patio
Irrigation system
Fully fenced
Geothermal tanks under the sod
Rainwater holding tank under bird feeder, recycled for the irrigation system

FENCED OUTDOOR POOL AREA
Concrete Pool by Oasis Pools
Bromine
Stone tile pool and patio surround
Hot tub
Outdoor Pool equipment
Landscape lighting

BUILT-IN FIRE PIT

ELEVATED BACK PATIO
Wood burning fireplace with brick chimney
Built-in sink and prep area for bbq (gas)
Built-in bench storage and seating
Built-in flower containers with irrigation

CEDAR SHAKE ROOF

BRICK AND STONE EXTERIOR

COPPER EAVES