

Features & Finishes

1445 SKYLINE DRIVE

EXTERIOR & BACKYARD

- Stucco and limestone exterior façade
- Black framed windows and designer exterior lighting
- Parking for 8 vehicles, including a 6-car driveway & attached double garage that fits two large size SUVs with direct access to mudroom
- Over 400 sqft covered patio with gas fireplace, floor-to-ceiling stone surround & gas BBQ hookup with integrated speaker system
- Custom pergola-covered fire pit lounge area
- Over 400 sqft of under porch storage
- Play structure with slide and elevated playhouse
- Six exterior security cameras
- Solid wood garage doors & keyless entry for garage and mudroom

KITCHEN

- Custom white shaker-style soft close maple cabinetry with brass hardware
- High-end JennAir appliances with 6-burner S/S range and electric griddle
- Custom hood fan surround & double oven with warming drawer
- Quartz countertops & oversized undermount sink
- Large centre island with waterfall-style countertop and breakfast bar
- Marble subway tile backsplash with under-cabinet lighting and puck lights in cabinetry
- Water filtration system
- Contemporary pendant lighting

SERVERY

- Custom designer millwork with illuminated glass-front display cabinetry
- Quartz countertops with brass hardware throughout
- Integrated wine fridge and dedicated coffee station
- Water filtration system
- Custom built-ins
- Stainless steel subway tile backsplash

FAMILY & FORMAL DINING

- Spacious layout with room for full family dining
- Custom built-in dining/workstation wall with extensive storage
- Integrated desk area with quartz countertop
- Glass-front upper cabinetry with interior display lighting & open floating shelves
- Contemporary linear statement chandelier in warm brass finish
- Formal dining has custom wall moulding and panel detailing throughout
- Statement chandelier & designer wall sconces
- Dual-layer zebra blinds offering both privacy and light control

MAIN LEVEL

- Double height foyer with 12-foot ceilings with oversized arched feature window
- Solid mahogany front entry door
- Custom finishes throughout with solid wood baseboards and trim and plaster coffered ceilings
- Wide plank engineered hardwood
- Wainscoting detailing in the living and dining rooms
- Pot lights throughout & motorized blinds
- Built-in speaker system on the main floor and in the dining area
- Front office with vaulted ceilings & dual layer zebra blinds
- Custom walk-in closet with open shelving, hanging & shoe storage

LIVING AREA

- Custom wall moulding and millwork detailing
- Gas fireplace with marble surround and mantel feature
- Black-framed windows overlooking the backyard

MUD ROOM

- Heated ceramic flooring
- Custom board and batten wall detailing
- Built-in bench seating with integrated storage
- Walk-out access to the backyard
- Direct access to the garage

2-PIECE BATHROOM

- Black stone floating vanity with white veining
 - Integrated stone sink & wall sconce
 - Wall-mounted brass faucet and coordinating brass fixtures
 - Custom millwork and panel detailing
 - Zebra blinds
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2ND FLOOR

- Wide plank engineered hardwood
- 2 large skylights
- Laundry room with shelving and storage
- 9-foot ceilings
- Potlights throughout
- 4 ensuite bathrooms
- Dual HVAC

PRIMARY

- Fits a king sized bed and features recessed tray ceiling with custom moulding detail
- Oversized windows & dedicated seating area
- Statement chandelier & wainscoting detailing
- Integrated speaker system & motorized window coverings
- Walk-in dressing room with extensive built-in cabinetry and full height custom millwork
- Custom organizers including hanging storage, shelving, drawers, and display cabinetry
- Integrated bench seating with additional storage below
- Spa-inspired 5-piece ensuite bathroom with heated ceramic flooring and integrated speaker system
- Expansive glass-enclosed walk-in shower with rainfall and handheld shower heads
- Double sinks with quartz counters & freestanding soaker tub
- Dedicated vanity
- Wall sconces and potlights throughout

LAUNDRY

- Side-by-side front-loading washer and dryer with extended folding counter
- Quartz countertop offering ample workspace for folding and organization
- Built-in utility sink with modern faucet
- Custom open shelving and cabinetry, providing excellent storage and display space
- Dedicated hanging bars for air drying and garment care

2ND BEDROOM

- Fits a queen sized bed & features a desk nook
- Double closet with built-ins
- 3-piece ensuite features glass-enclosed walk-in shower with rainfall and handheld shower heads
- Large-format marble-inspired tile surround
- Built-in shower bench and recessed storage niches
- Modern floating vanity with integrated sink and storage

3RD & 4TH BEDROOMS

- Fit queen sized beds & feature large windows
 - Both have walk-in closets with built-in shelving
 - 4-piece ensuites have modern floating vanities with integrated sinks and storage, designer tile surround & built-in recessed shower niches
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BASEMENT

- Expansive unfinished lower level with generous open-concept layout
- 9-foot ceilings & large above-grade doors and windows
- Separate walk-out entrance to backyard
- Rough-ins for kitchen, powder room and bathroom
- Dual HVAC