

# A|S

## ANA + SARA

### **30 EDENBROOK HILL FEATURES**

#### **INTERIOR FEATURES**

White Oak Engineered Hardwood Throughout  
Pella Windows & Doors  
Floor to Ceiling Windows  
Open Concept Dining and Kitchen area  
Control 4 Home Automation  
3 Completely Independent climate zones (3 furnaces, 3 air conditioning systems-master suite & north/south sides)  
Gaggenau Appliances  
Custom walnut millwork throughout  
Book matched walnut paneling  
All bathrooms heated floors including all tiled areas (lower level included)  
Primary Bedroom Features 250 Sq Ft of finished spaces with custom walnut wall accents  
6 Pc Primary Ensuite featuring full height stone slab on wall, heated floors & soaker tub  
Brizo plumbing fixtures  
Main Bath featuring glass mosaic tiles & heated floors  
Quartz Counter tops  
Marble fireplace surround  
Gas fireplace in family room  
Custom built cabinetry and shelving in media, sitting room & mudroom  
Electric fireplace in primary bedroom  
Architectural light features throughout

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**HARVEY KALLES**  
REAL ESTATE LTD., BROKERAGE  
2316 Bloor St W Toronto, Ontario M6S 1P2  
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All closets include custom built-ins

Aria Vents

Security system including cameras

"Door Bird" door bell system hardwired

### EXTERIOR FEATURES

Architectural Composite metal panels

Limestone

Architectural Landscaping front & back

Niaibec wood siding

Custom cedar wood detailing

Pella windows

2 car garage (3 part epoxy finish on garage slab)

Insulated Aluminum Cladded Garage Doors

Fully insulated exterior garage doors

6 car parking in driveway

Landscaping

Cor-Ten Steel Planters

Irrigation System

Fully lined mature treed lot

Fire Pit

French Drains (Front & Rear of Home)

Thermory Wood Decking

Custom Granite Stone Patio

Custom Built In Dining Bench

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### LIST OF UPGRADES AND IMPROVEMENTS

Control 4 automation upgrade state of the art security system with cameras

Entertainment system in rec room with sound bar tv amp, 5 speaker built in surround system integrated

Surround sound system installed in main level family room , amp, sound bar tv speakers built in

Additional custom walnut cabinet with upper cabinet in kitchen with custom marble top

Skullery custom 2nd kitchen with custom cabinets

Complete outdoor landscape package including

4 tall Serbian Pine Trees at road for privacy

State of the art custom heated automated concrete driveway with walkway steps  
(driveway sloped better and widened parking pads) Driveway snow melt system by Radiant Sole

Additional Parking Area added

Added Front Patio Area with Corten steel retaining wall accent

Added multi level with all new planting for privacy and landscape lighting throughout

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Added 2 custom designed Privacy walls on each side of the property

Rear Yard fully redesigned including 2 levels – First Level finished with granite stone and planting, Second Level finished with Thermawood planking. Newly added fire pit, stairs to golf course, planting, complete remote controlled lighting package, remote controlled sprinkler system throughout the entire property, built in drainage in patio areas in front and back (French drains), low maintenance yard

Built in custom bench in outdoor dining area

Custom Blinds

Custom Corten Steel house number

**EXCLUSIONS :** All outdoor sculptures, bbq & sauna

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