

Features List

David Small Architectural Design
CMID Interior Design

8,100 Total Finished Square Feet
(5,000 sq ft above grade 3,100 lower level)
4+1 Bedrooms with Ensuite Bathrooms
Inground Salt Water Pool & Cabana
'Smart Home' with Control4 Automation
Theatre Room with Golf Simulator

Piano Room:

23 Foot Cathedral Ceiling Heights
Automated Chandelier Lift
Automated Blinds
7" Engineered White Oak Hardwood Floors
Brass Inserts in Hardwood Floors

Office:

Genuine Leather Flooring with Engineered Hardwood Centers
Custom Designed Matt Brass Hardware Pulls
'Canara' Designed Custom Cabinetry
Sliding Privacy Doors with Custom Hardware
Automated Blinds and Drapery System

Dining Room:

'Canara' Custom Wood Ceiling Detail
7" Engineered White Oak Hardwood Floors
Overlooks Servery

Servery:

30" Sub Zero Wine Storage w/Refrigerator Drawers
7" wide White Oak Engineered Hardwood Floors
Undermounted Sink
Miele Dishwasher
'Canara' custom wood cabinetry

Powder Room:

Black Marble Single Piece Custom Sink
Gold Leaf and Cork Wallpaper
Gold Leaf Finished Faucets
Radiant Heated White Oak Hardwood Floors
Solid Brass Floor Inlay detail
Wall Mounted Toilet

Kitchen with Pantry:

48" Wolf Six Burner Gas Cooktop Range with Infrared Charbroiler
46" Pro Hood Liner Range Hood Vent with Custom Stainless Steel Casing
Dual 24" Subzero Panelled Refrigerators x2
32" Subzero 19 Cu. Ft. Freezer (in Pantry room)
30" M Series Professional Double Wall Mounted Oven
Miele Built In Coffee Machine
Miele Built In Microwave Speed Oven
Quartz Counter Tops
Custom Island with 4-6 Person Seating
Dual Sinks with Wall Mounted Pot Filler
'Canara' Custom Wood Kitchen Cabinetry

Family Room:

Montigo Frameless Gas Fireplace 8'
European White Oak 7" Wide Engineered Flooring
'Laminam' Custom Tile Wall
20 Foot Ceiling Height with Skylights
'Canara' Custom Wall Unit and Cabinetry

Staircase:

30 Foot Ceiling Height on Main Level
Frameless Custom Glass Railings
Bespoke Glass Balustrades w/end caps
Floating Cantilevered Solid Oak Treads
Built-In Flush Groove Led Step Lighting
Custom Aluminum Hand Rails
Custom Velour Patterned Wallpaper Feature Wall

Master Bedroom:

'Canara' Designed Custom Wall Unit
'Canara' Designed Closet Shelving Units
Automated Audio and Video via Control4 system
Angled Directional Ceiling Speakers
His / Hers Dual Walk In Closets with Automated Lighting
Walkout to Private Terrace overlooking Rear Yard and Pool
Ensuite Bath featuring Leatherette Design Gold Dimpled Wallpaper, Nova Wood,
DTV Automated Water System
2 Zone Audio System for Bathroom, Shower
Skylight with Automated Blackout Feature

Recreational Room:

Custom 5 Piece Flat Panel TV 'screen ready' wall
'Canara' Custom Cabinetry Design
Makazar Exotic Wood used for Fireplace and Ceiling Wall Wrap
Control4 Automation (audio, video, lighting, gas fireplace)

Overlooks Wet Bar with Cigar Humidor
Overlooks Gas Fireplace Sitting area
Walkup to Rear Yard
7 inch Engineered Hardwood White Oak Floors
with Radiant Heated Floors (Water)

Wet Bar:

Makazar Exotic Wood Custom Designed by 'Canara' in Basement Fireplace, Ceiling Wall Wrap
'Smart' Humidor system with Cedar Lined Humidity Control
'Halo' Ambient Lighting
Overlooking Montigo Gas Fireplace
Dual 24" Perlick Bar Fridges x2
24" Jenn-Air Fridge Drawer
24" Jenn-Air Freezer Drawer
Ice Maker, Miele Dishwasher

Exercise Fitness Room:

Frameless Glass Partition Wall
Flat Screen TV mount rough in
Separate Audio Control
Rubber Flooring, Mirrored Wall
Storage Closet
"Jeff Blackburn" Designed Custom Art Mural Superhero Wall

Theatre room:

Cinema Quality High Definition 19 Feet Diagonal Dual Screen System
"HD Golf" Simulator with "Professional Mode" Training System
Driving Range with Artificial Grass Turf
Sound Insulated Construction Design with Double Rubber Drywall
Poured Concrete Flooring throughout including stairs
9 Speakers Design with 2 Subwoofers 'Paradigm' system
'Marantz' Amplifiers with 'Panamax' Power Conditioner

Wine Cellar:

2000 Bottle Capacity
Temperature Controlled
Mahogany Custom Shelving
Tiled Floor
Custom Lighting

Pool:

Ionized Salt Water Pool
6 Person Jacuzzi Tub
Pool and Jacuzzi automated via Control4
Cabana with Full Shower and Change Room
"Duralock" Interlocking Bricks

Muskoka Outdoor Patio:

Automated Bug Screens on all sides
Outdoor Flat Panel TV
Outdoor Wood Burning Fireplace
Heated Glycol Flooring
Industrial Ceiling Mounted Gas Infrared Heaters x2
Full Outdoor Kitchen with Sink, 'Memphis Wood Pellet' WIFI Grill / Smoker
48" 'Lynx' Stainless Steel Gas BBQ, Jenn-Air Drawer Fridge, Storage Drawers

Garage:

3 Car Garage with Heated Radiant Flooring
Custom "No Column or Posts" Lift Suspension Design
2 Electric Car Chargers Built In
Epoxy Flooring Finished
Potential 4 Car Parking with Additional Lift

ADDITIONAL HOME FEATURES

New Construction Built in 2016
Indiana Limestone Exterior Finish
Composite 'Slate' Style Roof Shingles
"Canara" Custom Woodworking Cabinets
(All Bathrooms, Kitchen, Custom Bookcases, Media Center, Office Cabinets)
Double HVAC Mechanical System Design
Radiant Glycol Floor Heating in Muskoka Room, Sidewalk Way, Driveway, Porch and Garage (6 zones)
Radiant Floor Heating (electric) across all Tiled Floors including Bathrooms
Radiant Water Heating in Basement Floor and Bedroom above Garage
Water filtration system with cold refrigerated water in master ensuite, basement bar and kitchen
Custom Trim Details featuring Two Baseboard Design
Automated Water Irrigation System for Front, Side and Rear Yards

Windows and Doors:

Custom 9 Foot High x 20 Foot Wide Sliding Patio Doors by 'Bigfoot'
Fully Retractable Patio Door Design for Open Concept indoor / outdoor
'Golden' Designed Windows and Door Systems throughout
Custom Design Solid Wood Main Entrance Door by 'Perfect' Doors

Automation:

Control4 Automation for all Window Coverings, HVAC system, Pool, Lighting, Video, Audio
Control4 Automation for all Security Camera Systems, Locks, Garage Doors, Water Irrigation
Muskoka Screen Shades are Fully Retractable
'Ubiquity' WIFI system with 4 Hubs
Zoned Audio System - adjustable per room
Automated Closet Lighting Throughout
Chandelier Lift in Formal Sitting Room
Cell Phone extender system design