

2210 Shardawn Mews Feature Sheet

Gordon Woods - Mississauga

*Destination Cul De Sac Street In Gordon Woods
Ravine Lot Overlooking Golf Course & Credit River
4,700+ Square Feet Across 3 Levels
1/2 Acre Lot Size, Irregular Pie Shaped Lot*

Inclusions

Control4 automation system and modules and screens, All flat panel TV's, audio system with ceiling and wall mounted speakers, all appliances, all light fixtures, garage door opener and remotes, reverse osmosis filtration system, water softener, dual HVAC systems including central AC, all landscaping, all theatre equipment and audio video systems, all built in cabinetry and shelving systems, all salt water pool equipment and mechanical system.

Exclusions

Carver floor speakers in theatre room (x2), tall metal cabinet in south garage, cabinet with rollers in north garage, metal modular shelving in mechanical room, red metal cabinet in mechanical room, all artwork and paintings, all furniture.

Summary

No expenses spared construction featuring bespoke curated materials: IPE, walnut, white oak and vintage barnwoods; corten steel, brushed aluminum and polished chrome; Italian calcatta and statuario marble, onyx and quartz, natural rough-hewn stone on interior exterior; imported light fixtures from Italy; and porcelain, glass, marble, and limestone tiles.

The home was completely redesigned, reimagined and substantially renovated over the course of 3 years with completion in 2015. All aspects to the home were overhauled including interior layout and floor plan; exterior design and finishes; front and rear landscaping with salt water pool; mechanical, electrical and plumbing systems; and walkout lower level overlooking Mississauga Golf and Country Club and Credit River. 2210 Shardawn Mews features impeccable craftsmanship, stunning contemporary interior exterior design and 'smart' design details including multiple outdoor terraces and balconies, generous storage options in mechanical room - garage and underneath stairs, mechanical rooms for pool and home located on exterior walls for quiet operation, water

irrigation automated for landscaped front and rear yards, and wall mounted faucets and toilets for proper contemporary fit and finish.

Split Location Garages

Each individual garage allows for direct entrance into the home. Both garages are finished complete drywall and paint, built-in convenient storage cabinets for your tools and wall mounted tire storage, and include directional potlights finished with designer square housing and trim, tinted garage door window panels, 24 x 24 inch porcelain tile flooring, 'whisper quiet' garage door openers, water plumbing for hot and cold water and water drain.

Key New Features to the Home Include the Following

"Control4" Smart home system with "whole home" automation capability (climate, security system, audio, video, window coverings, and lighting)

Reverse osmosis water filter system in kitchen and lower level family room

Security camera system with hard drive (monitoring extra)

Aluminum double glazed windows and doors throughout by "Ontario Aluminum & Glass"

98% sunblock custom fabric blinds with square fascia housing throughout

Dual HVAC premium system with steam humidification, HRV system

Rift and quarter sawn white oak flooring throughout the home

Contemporary design with floating walls on main level

Wood burning fireplaces (three) on main, lower level and rear yard

Inground salt water pool heated finished in premium gunite

Central Vacuum System

Audio speakers throughout including exterior

Natural stone feature walls that carry from exterior to interior

Natural interior stone wall with concealed forced air vents.

'Cuadro' imported ceiling mounted feature lights on stone walls (6x)

'Otix' inground uplighter for staircase

Architectural floating staircase with brushed aluminum handrails / balusters.

Floor mounted electrical plug in foyer

Corten steel on main level wood burning fireplace

Brushed stainless steel railings - interior and exterior

IPE super hardwood finishing on exterior balcony walls

Outdoor ceiling and wall mounted speakers

Potlights directional with square housing and trim throughout

Master Bedroom

Automated custom fabric blinds w/ 98% sunblock
Barnwood feature wall design
Walk in closet with walnut shelving
Floating six drawer walnut cabinet
Flat panel high definition TV
White oak hardwood flooring
Farm style glass entrance door
Walk out to terrace overlooking golf course

Master Bath

Calacatta marble walls and flooring
Duravit sensowash heated seat wall mounted toilet with bidet
Aqua stainless steel shower faucet
'Fiji Aquabraxs' free standing tub with Riobel floor mounted faucet
Graff his / hers wall mounted faucets in stainless steel
Floating walnut cabinet with marble counter top
'Vanico' contemporary sink
Panasonic whisper quiet vent
Polished chrome towel rack, hardware
Heated floor

Powder Room

Solid core door
Polished chrome door trims and handle
Toto / Geberit wall mounted toilet
Graff wall mounted faucet
Modern counter sink "Vanico"
Calacatta marble counter top
Floating vanity cabinet in walnut / stainless steel trim
Finger print resistant brushed stainless steel drawers
'Cosmic' Soap Dispenser polished chrome
Panasonic whisper quiet vent
Custom fabric blinds w/ 98% sunblock
Vertical side light window

Kitchen

Thermador double wall oven 30" pro series

Thermador cooktop 4x with griddle 36"

Thermador downdraft vent 36"

Thermador panelled fridge with bottom freezer 36"

Jennair dual cabinet mounted fridge 24"

Jennair microwave with convection broil oven JMC2430WS

Central VAC pan outlet

Kohler karbon mechanical arm faucet with carbon fibre

Transom window overlooking north side yard

Reverse osmosis water filtration system

Kohler S/S kitchen sink with butcher block, 45" wide

Waterfall Island with walnut cabinetry and four person seating

Island plumbing with Julien sink, Blanco faucet with detachable head

Island door cabinets underneath countertop

Calacatta marble on island, countertop

Mudroom / Laundry Room

Washer LG front loading with premium steam function

Dryer LG front loading with premium steam function

LED valence lighting on backsplash

Quartz countertop

Limestone flooring in grey

Doggy shower with Riobel detachable shower

Custom white / walnut finished cabinetry

Farm style pro chef stainless steel sink

Zest nero polished chrome faucet with detachable head

Thassos marble tiles from Greece

Heated floor

North Bedroom

Overlooking south terrace and golf course

Electrical / cable wall outlet ready

Built in walnut cabinetry

Overlooking rear yard and golf ravine

North Ensuite Bath

Frameless glass shower wall

Roughed in bathtub plumbing (underneath tile)

Statuario Italian marble on floor and walls

Glass tile 12 x 24

Toto toilet

"Take Five" sink from Italy

Panasonic quiet vent

Walnut finished wall hung cabinet

Ensuite with oversized porcelain tiles, wall mounted toilet

Hansa faucet with wall hung custom sink cabinet

Aqua massage shower faucet and head

Heated floor

Middle Bedroom

Multiple walkouts to terrace

Built in cabinetry by 'Flexwood' with zebra wood pattern

Glass entrance door with frames glass sidelight

Wall electrical outlets with cable prewired

Middle Ensuite

Ensuite with oversized porcelain tiles, wall mounted toilet

Hansa faucet with wall hung custom sink vanity

Aqua massage shower faucet and head

Heated floor

South Bedroom

Wall mounted flat panel TV

Glass paneled entrance door

Curved interior wall with closet reveal

Walk in closet finished in walnut cabinetry shelving

Overlooking rear yard

South Ensuite Bathroom

Heated towel rack

Heated flooring

Riobel shower faucet

Graff faucet on marble counter top
Floating vanity in walnut
Modern sink style nuova quadra 31.5"
Floating shelves in walnut
Panasonic whisper quiet vent
Porcelain floor shower tiles
Frameless glass shower
Linear channel drain
Panasonic whisper quiet vent

Theatre Room

Sound proofed with 'quiet rock' drywall
Sound insulation on all walls and ceiling
Wool broadloom (imported from Europe)
JVC "reference series" e4K D-ILA (rs400) projection system
Definitive Technology 4x wall speakers, center speaker
Paradigm premium subwoofer
Marantz AV8801 AV processor
Marantz MM8077 amplifier 11.2 channels
Panamax mx5102 voltage regulator
Panasonic blue-ray dvd player (two)
Metal upright cabinet with lockable glass door
Leather theatre chairs with LED lights, reclining (x6)

Lower Level Features

Marvel 24" glass door fridge
Miele Inspira dishwasher
Rectangle undermounted sink
Reverse osmosis water filtration system
Zest nero detachable faucet
Open concept lower level
Raised ceiling height to 8.5 feet
Walkout at grade to rear landscaped yards
Wood burning fireplace
Ceiling speakers

Lower Level Gym

Mirrored wall

Potlights with directional movement
Frameless glass walls
White oak flooring
Coffered ceiling detail

Lower Level Bathroom

3 piece design with built in cedar dry sauna
Dry sauna with saunacore heated rocks
Aqua massage shower with LED lights, body jets
24 x 24 porcelain floor and wall tiles
Glass tiles 12 x 24
Heated towel rack
Frameless glass partition walls
Floating bathroom cabinet
Riobel wall mounted faucet
Panasonic whisper quiet vent
Heated floor

Mechanical / HVAC / Storage room

Quiet separate location underneath south garage floor
Dual Bryant high efficiency gas furnaces with HRV air exchanger
Dual Central Air Conditioners
Generalaire humidifier with steam elite, moisture control
Frigidaire gallery fridge S/S, french door, bottom freezer
1 inch water line service
Water softener
200 amp electrical service
Cedar closet with shelving
Tiled porcelain floor 24 x 24

Landscaping

Unobstructed south views of Golf Course, Credit River
Heated salt water in ground pool with in-pool lighting
Gunnite finished by "Leo Marbelite"
10 feet deep to shallow (approx)
New Retaining wall by "Terrafirm Solutions"
Retaining wall finished with unilock sienna stone
Front and rear inground water irrigation sprinkler system

Muskoka rock staircase on north side
Wood burning 'firebowl' fireplace with soft cover
Koda Black Stone tiles throughout
Multiple seating areas on multiple levels
Metal enclosed fencing throughout
Landscaping lights throughout front and rear
Ceiling speakers at rear walkout deck