



3295 Midland Road Features

Appliances:

- Meile wall oven, speed convection microwave oven & steam oven
- Meile built-in espresso machine
- Meile fridge
- Sub-zero fridge/freezer drawers in island
- Kitchen sink garburator
- Sub-zero fridge/freezer in laundry room
- Viking dishwasher
- Meile range hood fan
- Dacor 6 burner gas cook top
- Whirlpool washer & dryer

Interior Finishes:

- Wood floors are #1 rift and quarter cut white Oak and Bona Traffic water borne finish
- All tile is ceramic except ensuite
- Ensuite tile is Bianca Carrara Marble
- Rec room has wool carpet
- Basalt stone fireplace hearth and surround
- Garage walls are plywood
- Stainless Steel stair railings

Gas:

- BBQ outlet on patio
- Firepit on South patio
- Cook top
- Fireplace in living room

Plumbing & Heating:

- Forced air 2-zone heating and cooling with heat pump
- Electric in-floor heating under all tiled floors
- Dual tankless water heaters for domestic water
- Steam shower in ensuite
- All plumbing & drainage updated
- All domestic water is individually zoned for each room
- Sewer is connected to an E one grinder pump
- Water main is 1 1/2" Cooper
- House and property drainage is a combination of City connection and Rock Pit system (engineered by Brimmell Engineering)
- Pool is heated by an air to water heat pump
- Pool pump was upgraded
- Computerized chlorination pool system in place
- 18'x50' 35,000 gallon pool including a remotely operated hidden cover

Electrical:

- 400 Amp underground electrical system with two 200 Amp sub-panels
- Data panel and wiring throughout the home
- Lutron lighting and blind control system
- Control 4 sound system
- In-wall and in-ceiling speakers throughout the main living space of the home – all connected to Control 4 except the rec room which has a separate surround sound setup
- Electric towel warmer in ensuite
- Landscape lighting
- Alarm system
- Ceiling mounted radiant patio heaters
- 800 cfm ventilation fan for BBQ
- Outdoor soffit lighting around entire perimeter

Exterior Details:

- Acrylic Stucco walls and soffits
- Anodized Aluminum trim and fascia
- 35 Year fibreglass roof shingles
- Architectural concrete patios and walkways
- Asphalt driveway
- Architectural concrete retaining walls and planter beds
- Basalt stone chimney, entrance stairs and landing
- Water feature on South patio with Basalt stone face
- Stainless Steel stair railings
- Landscape irrigation system

Windows & Doors:

- Exterior windows and doors are commercial anodized aluminum by Kawneer
- Exterior doors are 3-point locking
- Commercial anodized aluminum skylights by Kawneer
- 1 ¾" solid core interior doors with Walnut veneer and #1 edging

Miscellaneous:

- Insulation on exterior walls is R26 and attic is R40
- Wine room walls and ceiling are insulated with spray foam insulation
- Gutters are integrated into the roof with internally plumbed drains
- Laundry chute

*All details above are for information purposes only and not to be relied upon. All information should be verified if deemed important.