

3275 Campion Road Features & Upgrades

House

Originally built by Farmers construction

New metal roof

Lux metal siding and Hardie board are brilliant against the elements

Where cedar was used, 5 coats of Sikkens Cetol was applied (facia, pillars, beams)

Italian tile used throughout for ease of maintenance (extra tile supplied)

Tile baseboards throughout

Top of the line DVX faucets used throughout bathrooms

Original walls in main living area were layered plaster. New mud was applied ovetop to create a contemporary look while maintaining the soundproof qualities of the original walls

Solid core oversized custom-built doors throughout. Closet doors with built in mirrors

Dual central vacuum units

Heat pump for family, kitchen and great room

All new contemporary door hardware throughout

Two double garages with new glass doors 1 attached and 1 detached

Parking pads and circular driveway yield an additional 14+ parking spots

Electronics

LED lights used throughout for greater efficiency

Fully remote motorized blackout blinds used in all suites as well as the office

Commercial Wi-Fi - Unify - Used throughout house and exterior ensuring full signal virtually everywhere on the property

Sonos integrated everywhere in the house as well as the entertaining patio area, the dining gazebo and the main greenhouse

Hik-Vision Security cameras around full exterior and front gate

Full active security system on every door and potential entry window

Windows all tinted with film for energy efficiency

House contains built in hidden safe

Extensive basement storage as well as several generous storage rooms throughout home

Rumour has it that there were 2 panic rooms plumbed into the house by one of the original plumbers, but through all the renovations, they were never found however, there is access from the upstairs at one end of the house to the other through small passage doors. Also, there is access all the way across the basement of the house as well.

Primary Bedroom

Private staircase

Private office

New locally manufactured 5ft fireplace

Dual walk-in closets

Dumbwaiter to butler's pantry

Dual vanities

Built-in make-up area

Dual toilet rooms with bidets

Oversized built-in soaker tub

Oversized shower/wet room with meditation area and open style dual showers

Motorized remote controlled blackout blinds used throughout

Family Room/ Kitchen

Locally manufactured 144inches of inline fireplaces with electronic exhaust installed

2 oversized sliding doors with access to 7,000sqft of patio and full outdoor kitchen

Breakfast nook with French doors

Chef's commercial grade kitchen

2 x GE Cafe French door Ovens (with Wi-Fi)

8 Burner Capital range top (each burner is capable of being a wok when flipped and can generate 24,000 BTU's)

Commercial ventilation

Commercial pizza oven with electronic lights and ventilation

3rd oven in butler's pantry with warming drawer - Both Miele

Panelled dishwasher and hidden garbage drawer

Commercial style high end modern black faucets

Non-porous Caesar-stone used to enhance durability for entertaining

All new custom cabinetry with tons of storage (including hidden storage under eating bar)

Great Room (Dining/Living)

The House is built to maximize the view of the sunrise each morning, so the centre of the house aligns with the spring/fall equinox

Open table fireplace offers one of a kind experience

Fully redesigned bar area with 3 zone wine refrigeration, 2nd and 3rd fridge and touch faucet

Oversized sliding door access to 7,000sqft of patio and cascading fountains

Living room vaulted ceilings and exposed beams designed for phenomenal acoustics

Games Room

Redesigned bar area with custom wine room (designed with cooling mechanism drawing from natural cooling properties of the basement), new appliances and touch faucet

Custom designed pool table to match finishings

2 person Turkish steam room with shower and interior/exterior washroom

8ft Napoleon Fireplace

Office

Oversized sliding door to 7,000sqft patio

Refinished built-in cabinets and desk area

Cigar fan!

Lower Suite/Fully Independent Living Space

Fully private living and dining areas

Patio access

Ensuite laundry

All new appliances

Full kitchen with touch faucet

Redesigned full ensuite bath

Napoleon fireplace

Motorized and remote controlled blackout blinds for entire suite

Upper Bedrooms suite

2 Guest bedrooms

Large common area (great for kids play area)

Ensuite laundry

Full ensuite bath

Motorized remote controlled blackout blinds for bedrooms and bathroom

Nanny/In-law Suite/Fully Independent Living Space

Full kitchen with bosh cooktop and dishwasher and GE cafe French door oven, LG fridge and touch faucet

Private dining and living area

Private balcony

Ensuite laundry

Redesigned full ensuite bath

Walk-in closet

Motorized remote controlled blackout blinds for entire suite

8ft Napoleon Fireplace

Arguably the best view in the house!

Outdoors

\$1M spent upgrading the pond systems, pathways and exterior landscape for the entire property

Main water feature includes hallmark waterfall mountain at the top of property with holding pools, meandering rivers with extensive detailed rock work leading to the expansive lily pond with floating concrete steps, oversized sunken fire pit, cascading fountains next to bar, and over 7,000sqft of adjoining patio space. The river continues down to the massive lower lagoon, complete with yoga/meditation deck and 10ft fountain - making the overall water feature one of the largest residential manmade water features on the island

System also includes

Commercial grade sand filters

Pond shelves designed for additional natural filtration if desired

Dedicated pump room

10ft fountain in lower lagoon

Cascading fountains near main bar area

12in main line and 10hp pump creates rushing waterfall at top of property

6in filter line and 7.5hp pump circulate and filter entire pond system

Redesigned front pond with locally built eagle fabricated specifically for the property

3 heated and cooled greenhouses

Main greenhouse is 1,000sqft with mature Meyer lemons, limes, mandarin oranges and grapefruit trees

Full sized tennis court - Wired for stadium lights for the tennis enthusiast

Mature orchard with apples, pears, nectarines, plums, cherries, and figs

Full outdoor kitchen with Viking BBQ

3ft deep sea soil wherever vegetation was planted

All vegetation was planted specifically for the property and designed to have blossoms almost continually year round.

Irrigation system runs everywhere and can be fed from oversized irrigation pond on property (all property/house rainwater gathers in pond) or from city line.

Mulch used to simplify maintenance while providing lots of opportunity for those wanting to add to the landscape

Modernized LED lighting throughout exterior including uplighting in trees, downlighting for bridges and walkways, pathway lights and step lights.

7,000sqft of patio

Vortexing wood burning fire pit with log lighter

Sunken wood burning fire pit in the middle of the lily pond with log lighter

3 fire tables on covered patio, with skylight, sound system and overhead lighting

Ocean's edge look-out sundeck

Meditation/Yoga Deck on lower lagoon

10ft Fountain in lower lagoon

Dining Gazebo with charcoal BBQ, water, and sound system

Fully fenced perimeter with thick hedges for privacy

Motorized front gate with hidden mechanics

Separate maintenance gate and driveway for convenient additional property access

Mechanical

New State of the art Control 4 Smart Home system

New Weismann commercial grade propane boiler - improves energy efficiency and generates a massive output when needed

Commercial grade Generator and massively oversized propane tank for property

800amp 3 phase power guarantees that there is ample power for any needs on the property

Radiant in-floor heating with nearly 80 zones for fully customizable heating. A neat feature is that there are separate loops near the windows to offset the impact of the sun and cool weather creating greater efficiency.

Recirculating pump ensures hot water is ready at all taps

Water system is upgraded to include water restructuring unit

Purported health benefits include improved memory/concentration, more energy, better sleep, increased immune system, etc.

New Stainless 120 Gallon Hot water tank with optional solar upgrade available

Commercial air exchange system

City water

Septic system

Outbuildings

3 heated and cooled greenhouses. Main greenhouse 1,000sqft with mature citrus trees

Detached garage with enclosed workshop at the rear

Caretaker's facility with shower and bathroom facilitates. Great for storage and maintenance equipment

Aviary for the bird enthusiast. Could be used for chickens if desired