

## Feature List | 26615 98 Avenue

### Interior

- Professionally designed by *Su Casa Designs*
- Entire main floor renovation completed by *New Creation Homes* (2015)
- Superior quality spray foam insulation
- Ceramic tile throughout kitchen, great rooms, bar, bathrooms, laundry and hallways with several controlled heated areas (bathrooms and prep kitchen area)
- Quartz countertops in kitchen, bar, laundry room and bathrooms
- Miele double convection & convection/steam ovens and dishwasher
- Wolf stove top
- Subzero fridge, wine fridge and beverage fridge
- Woods upright full freezer
- Separate instant hot water tap
- Touchless water faucets in kitchen
- Beckville woodcraft custom designer solid wood cabinetry in kitchen, bar, closets, bathroom vanities (rift cut white oak)
- Two marble gas fireplaces in great rooms
- Custom designed built-in wall unit with lighting features
- Solid wood 8ft interior doors
- Control 4 Smart Home Automation
- LED lighting throughout (Control 4)
- Built in sound system throughout (Control 4)
- Maytag washer/dryer in laundry room with full sink and large hanging rack
- Engineered hardwood flooring in bedrooms
- Full ensuite in both main floor bedrooms
- Tankless toilets and specialty faucets
- Hanging opaque glass barn doors for closets and ensuite
- Custom designed built-in walk-in closets with cabinet lighting and chandeliers

### Exterior

- Custom designed backyard oasis by *Van de Poll Designs* (2009)
- Inground 20'x40' heated fresh water pool (UV light filtered) with multi-coloured built in lighting
- Automatic electric pool cover
- Large built-in hot tub with jets
- Two-tiered water with pond (2 speed water movements), pump replaced 2024
- Outdoor gas firepit
- Full outdoor kitchen with DCS BBQ, side burner, sink, bar, light and heater
- Pool house with indoor/outdoor shower, full bathroom, storage and equipment room
- Inground timed sprinkler system (in rear landscaped areas)
- Garden lighting system with timer
- Outdoor sound system/rock speakers in garden
- Fully fenced pool area
- Fully fenced natural forest area in back (2 acres) with walking trail (.5km loop)
- Newly drilled 40ft well used for domestic use, original well used for outdoor / irrigation