

FEATURES OF

1 WESTMOUNT PARK RD

MAIN FLOOR

FOYER

Custom Mosaic Floor
 20'ft Ceiling
 Custom Walnut Paneling
 Walnut Framed Mirror
 Built on site Custom Mirror Frame
 Automated Chandelier
 Heated Floors
 Front Door Display Doorbell
 Solid Vinyl door with 2 glass transoms

DINING ROOM

Motorized Hunter Douglas Lowered Blinds/Drapes
 Custom Build Framed Walnut Panels
 Automated Chandelier
 Custom Wine Room
 Custom 6" White Oak Floors
 Custom Cathedral Ceiling – Custom Plaster Mouldings

LIVING ROOM

Custom Limestone Fireplace
 Custom Gas Fireplace
 Custom Walnut Paneling
 Heated Floors
 Double Door to Heated Patio
 Custom Blinds and Curtains
 Elite Custom Carpet
 Custom Coffered Ceiling

OFFICE

Coffered Ceiling
 Solid Walnut Panelled Walls

Built-in Bookcase
 Prewired Data & Automated Blinds
 Custom Pocket Door

KITCHEN

Solid Walnut & Maple Kitchen
 Self Closing Drawers
 Brigade Appliances
 Built-in Hood Fan
 Pot Filler
 Two Sets of Sinks with Custom Faucets
 2 Magic Pantries
 Bay Window overlooking Patio/Pool
 Double Oven
 6" Tiles Throughout
 Solid Stone Island – Seats Four
 Custom Walnut Desk/Upper Glass Shelves
 Floor to Ceiling Pantry
 B/I Cabinets by VINCENT KITCHEN
 Quartz Counter Top
 Built-in Crawl Space below Pantry

OUTDOOR HEATED PATIO

Full Kitchen Includes Fridge, Warming Drawer
 Stainless Steel Cabinets with Sink
 Handmade Light Fixtures from California
 Outdoor Furniture included (Dining Table for 6, 2 Bar Table Sets and Sectional)
 Pressured Treated Custom Pergola
 Limestone Outdoor Kitchen
 Outdoor Speakers
 Heated Banas Stone Patio

FEATURES OF

1 WESTMOUNT PARK RD**MAIN FLOOR POWDER ROOM**

Restoration Hardware towel bar and toilet paper holder

Walnut Vanity

Wall Mount Faucet

Thermostatic Heated Floors

Riobel Body sprays and rain head

Brass Faucets with Swarovski Crystals

Shower with Double automated Rain Head

6 Body Sprays

Make-up Desk

Water Closet

Smoked Custom Shower Doors

Custom Mirror Frame

Toto Heated Toilet

UPSTAIRS HALLWAY

Laundry Room

Custom Walnut Mirror Frame

Custom Wrought Iron Railing

Beautiful 22ft Coffered Ceiling

Skylight

Closed Stringer Staircase

BEDROOM 2

10' Ceiling

Custom-made Walk-in Closet with Organizer built on site

Automated custom blinds/Curtains

Beautiful 6" White Oak Floor

3-PIECE ENSUITE

Custom Tub with Riobel Fixtures

Beautiful Wall to Wall Tiles

Temperature Control Faucet

SECOND LEVEL**MASTER BEDROOM**

Custom Herring Bone 6" White Oak Floors

10' Coffered Ceiling

Rope Lighting

Built-in Bed Frame with Solid Brass

Built-in Solid Wood Wardrobes Custom Built on Site

Balcony over looking pool

Motorized Curtains

Custom Wine Cooler with Bar Cabinet

Double Door Juliet Balcony

Oversized Balcony with Trex

5-PIECE ENSUITE

Thermostatic Heated Floors

Beautiful Soaker Tub

Geolux Counter with Custom Cabinets

SIDE BEDROOM

Automated Blinds/Curtains

Built-in Armoire Custom made on site with B/I Bench

Plaster Mouldings/12ft Ceilings

Custom chandelier from Union Lighting

Custom Head Board

Custom Mirrors

Custom 6" white oak floor

Beautiful walk-in closet

3-PIECE ENSUITE

Beautiful Make-Up area

Toto Heated Toilet

FEATURES OF

1 WESTMOUNT PARK RD

Mirrored Vanity
 Italian Marble floor to ceiling
 Riobel Vessel Faucet
 Customized Shower Glass Doors

DOWNSTAIRS LAUNDRY

Solid Wood Cabinets by Vincent Kitchens
 Kohler Cast Iron Drop-in Sink
 Heated Floors
 Custom Countertops
 Pot Lights

EXERCISE ROOM

Commercial Grade Gym Floor
 Mirrored Wall & Custom Cabinets
 Double Closet
4-PIECE ENSUITE
 White Oak Vanity with Integrated Handles
 Quartz Countertop
 Riobel Faucet
 Steam Shower
 Heated Floor
 Custom Blinds

NANNY'S/INLAW SUITE

Separate Entrance
 Own Kitchen
 Own Appliances
 Juliet Balcony
 2 large walk-in closets
 Beautiful large Bathroom
 Coffered ceiling
 6" White Oak Floors

ENSUITE
 Custom Vanity
 Custom shower with floor to ceiling glass
 Marble floors and Walls
 Rain Head
 Custom plumbing fixtures
 Automated lights

ADDITIONAL INFORMATION

10" Trim on Main Level
 10" Trim on Second and Lower Level
 5" casing Throughout
 6" White Oak Floors
 Heated Flooring wherever Stone Flooring is laid
 Motorized Blinds/Curtains
 Custom Boiler system in basement and garage
 Vantage Automated System throughout

MUD ROOM – MAIN FLOOR

Custom Cabinets
 Access to oversized garage with side entrance
 Custom made hatch for Crawl Space
 Entrance to Kitchen and Heated Patio

MECHANICAL – BASEMENT

200AMP Electrical Service
 Vantage Lighting System
 Surround Sound
 Security Cameras
 AirMax Furnace
 Thermostatic (Water) Heated Floor
 2 Air Conditioners & Furnaces

FEATURES OF

1 WESTMOUNT PARK RD

Central Vacuum with attachments

Irrigation/Sprinkler System

Water Filtration System

GARDENS

Lavish professionally landscaped gardens

Exterior Garden and Tree lighting

Natural Stone Paths & Sitting area laid around property

Custom concrete heated pool 30 x 20

Private Pergola *Fit for king pool

EXTERIOR

Walk to amazing trails

5 minutes to airport

50 year shingles

Hand picked Natural Stone

Stone driveway for over 10 cars

Stone path and walls

Double Garage with 3 Car Parking

Custom Cabinets

Hydraulic Lift

Heated Walkway

Custom Landscape Lights

Mature Trees

Custom Front Entrance Door

Custom Limestone Front Elevation

Two Stone columns with as fire pits

Minutes away from elite Golf courses

20 minutes to downtown

Walking distance to banks, grocery stores and amenities

Amazing school district

A | S

A | S
ANA SANTOS
SALES REPRESENTATIVE

HK HARVEY KALLES
REAL ESTATE LTD., BROKERAGE

2316 Bloor St W Toronto, ON M6S 1P2 | 416.441.2888

D: 647.232.7317 | ana@asantos.ca | www.asantos.ca