

## FEATURES OF 15 LOYALIST ROAD

Design Build by Miriam Manzo Interiors

All custom millwork by Niico Millwork Group

Plaster Crown Molding throughout home & 7'1/2 Inch Hardwood Baseboards throughout

Main and 2<sup>nd</sup> Floor

9' Ceilings throughout Main and 2<sup>nd</sup> Floor

Over 90 recessed lights

All Bedrooms with vaulted ceilings, recessed lighting, light switch above nightstand and overhead light fixtures included

Nightlights throughout upper and lower hallway, all washrooms and stairways

Lutron Caseta Smart System throughout home; Smart Thermostat

### MAIN LEVEL

#### Foyer

Italian Marble Herringbone Floor

Paneled Walls, designer wallpaper finishing with Wall Sconces

Wainscoting / Paneling throughout hallways and stairways

**Main Floor Powder Room**

Custom Built Vanity and mirror with wall sconce

Quartz Counters with Undermount Sink

Italian Marble Herringbone Floor

Designer wall finishing's

**Dining Room**

Oversized Bay Window

4 ¼ " Oak Hardwood Floors

Paneled Walls with designer wall finishing

Custom Built-in Wall Units by Niico Millwork Group

Designer Dining Chandelier

Direct access to the kitchen through the Butlers Pantry

**Family Room**

Gas Fireplace with Custom Built-in Wall Unit by Niico Millwork Group

Wiring for TV/Data above Fireplace

4 ¼ " Oak Hardwood Floors

Built-in Ceiling Speakers

Oversized Windows

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A N A S A N T O S  
SALES REPRESENTATIVE

**Kitchen, Servery & Breakfast Area**

Custom Designed Kitchen Cabinets and Servery by Niico Millwork Group

Breakfast Area with Walk Out to Backyard Deck through French Doors

Wolf Stainless Steel Dual Fuel Range

Subzero Custom Paneled Fridge

Quartz Countertops & Custom Herringbone Marble Backsplash

Undermount & Overhead Cabinet Lighting

Oversized Centre Island, storage, undermount sink and Marble countertop

Servery with Pocket Door to Dining Room, additional undermount sink

4 ¼ " Oak Hardwood Floors

Built-in Ceiling Speakers

**Appliances:**

Subzero Panel Refrigerator      model # BI-36U/O

Wolf Dual Fuel Range              model # DF366

KitchenAid dishwasher            model #W10806906E

Sirius Built-in Pro Hood            model #SU901X

Sillouette 2 zone Wine fridge      model DWC053D18SSPR

**SECOND LEVEL**

**Master Bedroom**

9' Vaulted Ceiling

Plaster Crown Molding

Pot Lights and Chandelier

Oversized Windows

Additional control for rear-exterior light

Wiring for TV/Data for wall hung television

Custom Built Walk in Closet by Niico Millwork Group

**6-Piece Ensuite**

Thermostatic Heated Floors

Waterfall Closet

Freestanding Soaker Tub

Oversized Bay Window

Quartz Countertop

Custom Double Vanity with B/I Storage

Shower with Rain Head & Wall Mount/Handheld Faucet

Custom Italian Marble Mosaic Floor

## **Bedroom 2**

9' Vaulted Ceilings

Walk-in Closet with Organizers

Plaster Crown Molding

4 ¼ " Oak Hardwood Floors

Wiring for TV/Data for wall hung television

## **4-Piece Semi-Ensuite**

Thermostatic Heated Floors

Italian Marble Floor & Shower Tile

2 Custom Built Single Vanity with Quartz Top, Mirrors and Wall Sconces

## **Bedroom 3**

9' Vaulted Ceilings

Double Closet

Oversized Bay Window

Plaster Crown Molding

4 ¼ "Oak Hardwood Floors

Wiring for TV/Data for wall hung television

**4-Piece Semi-Ensuite**

Thermostatic Heated Floors

Italian Marble Floor & Shower Tile

2 Custom Built Single Vanity with Quartz Top, Mirrors and Wall Sconces

**Bedroom 4**

9' Vaulted Ceilings

Double Closet

Plaster Crown Molding

4 ¼ "Oak Hardwood Floors

Wiring for TV/Data for wall hung television

**4-Piece Ensuite**

Thermostatic Heated Floors

Basket Weave Marble Floor & Shower Tile (floor and ceiling), Subway tile

Custom Built Single Vanities with Quartz Top

**Laundry (Upper Level)**

Thermostatic Heated Floors with Porcelain Tile Flooring

Custom Built Cabinets by Niico Millwork with Quartz Countertops & Marble Backsplash

Stainless Steel Sink

**LOWER LEVEL**

**Recreation Room | Games Room**

Laminate Flooring

Potlights & Rough in for Gas Fireplace or Electric Fireplace

Wiring for TV/Data for wall hung television above Fireplace

Custom Dry Bar Cabinets by Niico Millwork Group (Rough in for sink)

Walk up to rear yard with stair lighting

Four Built In Speakers

**Bedroom | Exercise Room | Office**

Laminate Flooring

Potlights

Wiring for TV/Data for wall hung television

**3-Piece Bathroom (Sink, Toilette and Shower)**

Custom Built Vanity with Mirror, Wall Sconce, Quartz Top and Undermount Porcelain Sink

Porcelain Shower & Floor Tile

Thermostatic In-Floor Heating

Handheld Shower Faucet

Stackable Laundry rough-in

**Two Cold Cellars (Front and Rear) Additional Storage Room (10x20)**

**Gardens**

Covered Porch at Front Exterior with Hanging Light Fixture

Ashphalt Driveway and Interlocking stone for 4 Cars

Exterior Rear Patio with Railing and BBQ Gas line

Walkup from lower level

Interlocking Stone in Backyard & Front Walkway

Rough-in for Generator

**Additional Information**

Plaster Molding Throughout

4 ¼" Oak Flooring Through Out 1ST & 2ND Floor

6" Laminate Flooring Through Out Lower Level

Single Car Garage with Direct Access to Interior of Home, electric vehicle rough-in

Side Entrance

Security and 4 Surveillance Cameras



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SALES REPRESENTATIVE

**Mechanical**

200 Amp Electrical Service

Security System with 2x remote controls

Smart Thermostat, High Efficiency Furnace with HRV and Humidifier

Central Air Conditioning

Rough in for Generator, electric charging station in garage

Automatic Garage Door Opener & Remotes

Central Vacuum with Attachments

Heated Floors in all Washrooms and Laundry

4 Surveillance Cameras

Sump Pump & Backflow Preventer

Combo of Batts & Spray Foam Insulation

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