

Features and Specifications for

16 Pinehurst Drive, DeWinton Alberta, Canada

MAIN FLOOR (5,130 sq. ft.)

(Central part of home)

Foyer (20' x 22' room size)

- Solid fir front entrance door complimented by 2 fir side lights
- 28' high venetian plaster ceilings accented by custom cut fir beams with a 9/12 pitch scissor truss ceiling offering a Mediterranean ambiance
- 3 way engineered curved open riser staircase
- Staircase accented with cherry stained hand rail and stringer with custom designed curved wrought iron spindles
- A hand placed limestone tile landing with a glass mosaic insert surrounded by a cherry wide plank pre-finished hardwood

Dining Room (20' x 17')

- Wide plank cherry pre-finished hardwood floors
- 28' high venetian plaster ceilings accented with custom cut fir beams in the ceiling
- 2 sided 18' high wood burning floor to ceiling fireplace accented with a venetian plaster finish, fir mantle & blocks and travertine tile surround
- Absolutely stunning views of the forest(back yard) through the observatory consisting of 40' high walls and 15 large windows
- This room is flanked by an opera deck which over looks the walkout through cherry stained hand rail and stringer and custom wrought iron pickets

Observatory (40'high x 21'wide x 9'deep)

- The views from the observatory and location of this home on this lot are absolutely stunning and can **ONLY** be found with this home within Calgary and area. The only other area you will find this type of view from the back of your home is in the mountains.
- The observatory is 3 levels high totaling 40 feet , 21 feet wide by 9' deep and is surrounded by 15 windows or 870 sq. ft. of glass with virtually no walls.
- This room is also accented with an open canopy of fir beams between 2nd & 3rd row of windows

(South Wing)

Kitchen (23' x 18')

- Barrel vaulted ceiling's accented by custom fir beams, pot lights and venetian plaster finish
- Cherry shaker style kitchen cabinets with pot drawers throughout, dental molding to the ceiling, tile backsplash, under cabinet lighting and complimented with oil rubbed bronze hardware
- wide plank cherry pre-finished hardwood floors
- 8' x 4' granite island plus 14' of raised bar ledge with seating for 5
- Island includes cabinets, electrical plug ins, under mount bar sink c/w reverse osmosis water tap, Wolf food steamer and a marble bakers top at the end
- Built in Wolf 6 burner commercial gas cook top surrounded by glass tile backsplash, custom hood fan (c/w 600 CFM fan with its own make up air unit & 8" venting) Chicago Pot Filler, travertine tile surround and maple shaker cabinets
- Sub-Zero fridge with water and ice
- Wolf Built in microwave
- Built in Wolf wall oven with warming drawer
- Bosch dishwasher
- All appliances are stainless steel
- Under mount double porcelain main kitchen sink with garburator

Butler Station & Pantry (10'x 10')

- 12' of upper and lower shaker cabinets
- Granite counter top
- A Woods stainless steel upright freezer
- wide plank cherry pre-finished hardwood floors
- two exists i.e. one from the garage/mud room and kitchen

Kitchen Nook/Sun Room (15' x 18')

- porcelain tile flooring
- painted drywall ceilings
- 9' ceilings
- there are 3 exists from this room i.e. one leading to the pool, one leading to the outdoor kitchen and one leading to the main kitchen

Indoor Pool & Spa (25' x 65')

- 16 foot by 35 foot swimming pool with one end being 3' deep and the other 12' deep
- Swimming pool is accented and bordered with mosaic glass tile and stamped colored concrete and a epoxy stone carpet walkway around the pool
- Swimming pool construction is made up of 12" to 16" concrete walls and floor
- Heated floors
- The interior of this room includes 4 – 2 x 4 skylights, loads of windows and pot lights
- Powered retractable cover for the pool by Cover Pools of the US
- Heated floors
- Wired for audio, video and for a projector
- Includes a ½ bath and steam shower
- Totally independent air handling system (HVAC)
- This room has 4 separate exists i.e. one leading to the sub-main corridor leading to the main foyer and mud room, one leading to the outdoor kitchen, one leading to the back deck of the home and one leading to the kitchen nook/sun room

Mud Room (21' x 10')

- 33' of cherry shaker cabinets
- Laundry sink
- Ceramic tile floors
- This room has 3 separate exists i.e. one leading to the garage, to the secondary hallway and to the front of the house to the front verandah

(North Wing)

Living Room (27' x 22')

- Fir cross beam and venetian plaster ceiling
- Frise carpet with 10lb underlay
- custom oak entertainment centre
- 9' ceilings

Den (22' x 10'/20')

- Fir cross beam and venetian plaster ceiling
- Berber carpet with 10lb underlay
- Custom oak shelving/bookcase units with a on-site built desk
- Gas fireplace surrounded by oak surround, oak mantle. mosaic tile and on-site built oak cabinets
- 9' ceilings

2nd Floor (2,667 sq. ft.)

(South Wing)

Master Bedroom (21' x 32')

- Vaulted ceiling detail with dropped bulk head and accented with venetian plaster and custom cut fir beams
- wide plank cherry pre-finished hardwood floors
- 25' x 8' slate floor balcony overlooking the swimming pool
- 13' x 1' bench under front elevation window
- 3 sided gas fireplace with slate surround separating the master and ensuite

Ensuite (15 'x 22')

- Outdoor deck off the ensuite consists of stamped concrete flooring surrounded by glass panel and aluminum railing
- 5' x 4' steam shower enclosed by 15mm glass panels with jurrasic limestone tile walls/ceiling/floor's
- Vanity includes two Duravit Vessel sinks including one Reverse Osmosis tap, jurrasic tile counter top & backsplash, surrounded by cherry shaker cabinets
- 3 sided fireplace with slate surround separating the master and ensuite
- 18" hydronic heated slate tile floors
- Free standing air jet soaker c/w heated back's

Walk in Closet (13' x 11')

*** The entire master bedroom is a total of 1,010 sq. ft.

(North Wing)

Bedroom #2 (11' x 12')

- 4 pc bathroom with ceramic tile floors accented with granite vanity top and glass tile backsplash

Bedroom #3 (15' x 11')

- Jack and Jill Bathroom for bedroom 3 & 4 with tile floors and granite vanity top with under mount sink accented by glass tile backsplash

Bedroom #4 (15' x 11')

- Jack and Jill Bathroom for bedroom 3 & 4 with heated with tile floors and granite vanity top with under mount sink accented by glass tile backsplash

Library (5' x 11')

- Custom oak shelving surrounded by cherry stained hand rail and custom wrought iron spindles and a opera deck overlooking the 28' ceiling grand central part of the home

Basement (3,468 sq. ft.)

Full Walkout Basement with 9' ceilings and slab heated floors throughout

(Central)

Rec Room and Bar (20' x 23')

- This room is surrounded by a two way fireplace and two games rooms on either side
- The room includes berber carpet and slate tile flooring
- The entire bar was built on-site with dark stained oak accented with floor to ceiling oak stained columns
- 4 – 19 inch LCD TV's with the capability of viewing separate channels either by Satellite or Cable
- Bar ledge is a concrete countertop including a built-in dishwasher and bar fridge
- Rough-in for enclosed wine room

(South Wing)

Theatre Room (20' x 15')

- This sound proof room includes 7.1 surround sound system and equipment such as Russound, Elan, Marantz, Harmon Kardon, 1080P projector with a 108" screen

Exercise Room (13' x 15')

- Rubber flooring
- 1 - 26 inch LCD TV
- Steam shower that services the exercise room and basement

Library (14' x 20')

- Berber carpet
- Custom on-site dark stained shelving unit

(North Wing)

Games Room (24' x 20')

- Coffered venetian plaster ceiling with custom cut fir beams
- Berber carpet
- Bordered by a 2 way gas fireplace

Bedroom #5 (12 x 11)

Guest Bedroom #6 (11 x 17)

- 1 – 4pc bathroom

Mechanical Room

- There are 3 mechanical rooms in the basement
 - 1) Mechanical Room 1 (swimming pool) – this room includes 2 – 200,00 BTU high efficiency modulating boilers, Electrical sub-panel, HVAC system, Electronic air cleaners and a stainless steel heat exchanger
 - 2) Mechanical Room 2 (for the home) – this room includes separate 400 Amp service, in-floor heating system with multiple zones and dual coil heating systems
 - 3) Mechanical Room 3 – (for the 3 bedrooms on the 2nd floor in the North Wing) this room includes 1 fan coil

Electronics

- This home is totally controlled by one of the most popular and known systems called Elan Home Automation. This system controls all audio (internet downloading, ipod, cd's, dvd's, etc), video & security systems for the entire home and is fully integrated with the internet. The home also has a "Radio Ra" Lighting system by Lutron that is compatible and Integratable with the Elan system.
- The home includes approximately 40 audio speakers throughout the home with approximately 6 speakers dedicated to the outside along with additional pre-wired locations for the future

Miscellaneous Features

- Elliptical arches throughout the house
- Painted Mission style 8' high solid doors throughout the home with 3 hinge's per door, accented with plinth blocks and door headers
- 8" mdf profiled baseboards throughout the home
- 4" mdf profiled casings throughout the home
- Audio system and speakers throughout the house
- Plumbing fixtures throughout the home are comprised of Grohe taps. Sinks and toilets are We Duravit a product from Germany
- Cabinet hardware throughout the home is Oil Rubbed Bronze
- 3 ½" Hunter Douglas shutters throughout the home
- High density 10lb underlay throughout the home
- 1 high powered central vac system servicing the entire home
- 5 fireplaces throughout the home
- 8 bathrooms throughout the home
- 3 steam shower's one in the master ensuite, basement/exercise room and swimming pool area

Outdoor Kitchen

- A spanish style terrace/outdoor kitchen is surrounded by a 5'5" plaster stucco privacy wall with Fir Posts and Wrought Iron top
- Granite countertop
- Stained stamped concrete floor approx. 900 sq. ft. in size
- Wall sconce lighting
- Outdoor speakers
- This area features a sink with running water, large barbeque with searing burner, rotisserie & warming drawer, another barbeque with a single burner and hot plate burner and bar fridge
- A 13' high x 4'6" thick x 8' wide Chicago brick outdoor wood burning fireplace with gas log starter

Exterior/Yard

- The home was built in 2005
- Interlocking architectural asphalt shingle roof
- Colored stucco
- Crezone board battens and cladding on all columns
- 9 Cultured stone columns on the front elevation with stone caps
- All windows are single hung double glazed low e aluminum clad wood sealed units c/w screens, opening sash wood jamb extensions and in-glass/exterior grills
- 160 foot private asphalt driveway accented with colored stamped concrete borders and surrounded by trees, flower beds, rock, slate and shrubs
- All flower beds throughout the yard have a variety of borders i.e. slate stone and Chicago brick
- Professionally landscaped
- Roughed in power, water and gas in different locations of the yard
- 18' x 32' outdoor storage shed c/w power & water roughins
- Yard and all flower beds have sprinkler systems

- There are 7 decks inside and outside this home in total i.e.

Deck 1 - Covered front verandah consisting of stamped colored concrete flooring and approximately 711 sq. ft.

Deck 2 – Outdoor kitchen approximately 900 sq. ft. with stamped concrete floors

Deck 3 – Stamped concrete walk-out basement covered deck approx. 400 sq. ft.

Deck 4 – Stamped concrete deck off the kitchen and kitchen nook approx. 400 sq. ft. which also leads to the back yard and outdoor kitchen

Deck 5 – stamped concrete deck off master bedroom approx. 80 sq. ft.

Deck 6 – a 200 square foot slate floor indoor deck off the master bedroom overlooking the indoor pool

Deck 7 – approx. 40 treated spruce steps with a 1½" ship rope handrail leads you down the cliff side approx. 25 to 30 feet to a 576 square feet treated spruce sun deck with natural gas, hot tub & water roughins

Garage (48' x 28' plus or 1,508 sq. ft.)

- 4 bay garage
- 4 – 9 x 8 metal insulated garage doors
- One bay is completely separated for your toy
- Loads of floor to ceiling storage cabinets throughout the garage
- countertop section with sink
- slab heated floors
- floor drains
- high ceilings

Lot

- Lot size 53,151 sq. ft. or 1.19 acres
- The backyard of this home is unlike any other in Calgary and area and offers views of high density forest and a cliff's edge which drops approximately 400' from the top of the backyard.

House Size

Main Floor 5,130 sq. ft.

2nd Floor 2,667

Basement Development 3,468

Total Developed Area 11,265 sq. ft.

Garage approx. 1,500 sq. ft.

Location

- A one of a kind location within Calgary and surrounding area
- There are two major roads leading to Calgary i.e. Highway 2/McLeod Trail & Deerfoot Trail which are only 10 minutes away from the city edge
- Only minutes away from 4 prestigious golf courses Carmoney, Heritage Pointe, Priddis Greens and Sirocco
- 3 minutes away from a local convenience store/gas station and liquor store
- 10 minutes away from the newest and what will be Calgary's largest hospital known as "South Health Campus presently being built and opening in 2011. This hospital will offer traditional hospital services along with research and education offering the latest in health care technology and robotics. This campus will be staffed by approximately 5,000 staff and 500 doctors. It will facilitate 644 beds and 800,000 outpatient visits.
- 10 minutes away from two large malls i.e. Shawnessy & South Trail Crossing
- 10 minutes away from the renown Spruce Meadows