

## LIST OF SPECIAL FEATURES 1075 BELVEDERE DRIVE

- 16 ft vaulted ceiling in the living room and 14 ft vaulted ceiling in the primary (master) bedroom
- Stunning 4ft x 4ft Spanish tile on the main and lower floors, and 6" wide hardwood flooring on upper floor
- Kitchen counter-tops are durable granite stone with a leather finish
- Top-of-the-line stainless steel Samsung appliances in both the gourmet kitchen and the wok kitchen
- LG appliances in the kitchen of the 2-bedroom suite in lower floor
- In-floor natural gas radiant heat and air conditioning
- SMART home technology installed by Nexelent Automation <https://nexelent.com/>
- Surround sound speakers throughout home
- LED lighting throughout home
- 6-person dry sauna in lower floor
- 2-bedroom legal suite with separate entrance and full kitchen in lower floor
- Fantastic built-in cabinets in garage to store household items
- Durable and stunning epoxy coating on garage floor
- Upright portable gas heater in 188 SqFt covered patio off main floor (plus gas line is installed for an attached ceiling mounted gas heater), and music speakers
- 344 SqFt balcony on upper floor with gas fireplace
- Gas line installed in covered balcony off primary (master) bedroom for an attached gas heater
- High quality European Designed HighQ exterior windows and doors throughout the home <https://www.highqdev.ca/>
- Top-of-the-line Arcwood Millwork throughout the home <https://arcwoodmillwork.com/>
- Stunning decorative perimeter walls in the front and back yards by Gabion Canada <https://www.gabioncanada.com/>