

# **SPECIAL FEATURES**

## **1182 EYREMOUNT DRIVE**

- Breathtaking view of **Lions Gate Bridge/Stanley Park/Downtown** from **ALL 3 LEVELS OF THE HOME**, including the basement and backyard
- 18ft grand foyer with stunning barrel ceiling
- Elegant curved stairway leading to upper floor
- 10-foot ceilings on both Main and Upper floors
- Fire pit on main floor balcony overlooking breathtaking view
- Stunning Wooden cabinets throughout home
- Main floor has two guest powder rooms
- Large elevator
- Oversized 3-car garage with loads of cabinets, shelving and racks to hang bicycles etc.

### **Kitchen**

- Top-of-the-line Italian Bertazzoni gas range with 6 gas burners, griddle and two 2 ovens
- Full-sized side-by-side fridge and freezer
- Coffee machine
- Steam oven
- Microwave
- Wine & beverage fridge
- All kitchen appliances in main kitchen are Thermador

### **WOK Kitchen**

- 4-burner Wolf gas range
- Dishwasher
- Fridge/freezer
- Large glass door leading outside for ventilation and natural light

## **UPPER FLOOR**

4 huge bedrooms each facing the breathtaking view and each with “10ft” ceilings

Huge primary bedroom with private sitting lounge, two-way fireplace, long private deck, spacious dressing room, gigantic (approx. 22.5' x 36') private patio on north side of primary bedroom, and stunning en-suite with double sink, separate bath, steam shower (two nozzles) and private toilet room

Laundry room with full size washer & dryer

## **LOWER FLOOR / BASEMENT**

- Fantastic view through huge picture windows from every primary room in the floor
- Huge media room with heavy plush carpet
- HDMI 1 Apple TV
- HDMI 2 Karaoke speaker
- WIFI split two ways; one for the home and other for karaoke in media room
- Bluetooth DVD player
- Mat finish non-slip tile floors
- Laundry room with full size washer & dryer
- Spacious games/rec-room separated into pool table and lounging areas
- Glass wine cellar with 300 bottle capacity; potential for 500 bottle capacity
- Large entertaining bar with ice-maker, beverage fridge, dishwasher, microwave, warming drawer, sink, and large countertop

## **PRIVATE SPA AREA**

- 4-person steam room with two jets
- 4-person dry sauna
- full bathroom with shower

### **PRIVATE GYM AREA**

Gym divided into glassed-in exercise area and lovely sitting lounge with beverage fridge, full bathroom/change room with shower, all over-looking stunning view through huge picture windows, PLUS poker/ma jiang/guest/nanny room

### **ADDITIONALLY**

- IBC boiler and IBC hot water tank for hot water in the home and in-floor radiant heat
- 9-zone radiant heating throughout the home
- Air Conditioning & HRV

### **SWIMMING POOL & BACK YARD**

- Separate utility room for easy outdoor access with IBC boiler to heat water for swimming pool and hot-tub
- Outdoor change room off swimming pool area
- Huge covered patio with “5” electric heaters
- Gas outlet for built-in BBQ or outdoor kitchen
- Beautifully tiled hot tub and stairs leading into swimming pool
- Gas firepit overlooking breathtaking view