**SPECIAL FEATURES**

**OF**

**1430 BRAMWELL ROAD**

**GENERAL**

* Gated entrance
* SMART Home – Control-4 throughout home.
* Wi-Fi Boosters & CO2 Detectors.
* 1 3/4" solid core, made in Canada, doors throughout the home.
* Italian marble flooring, fireplaces and wall features throughout home.
* Imported Italian GESSI faucets, shower heads and hardware are in every bathroom.
* Zoned air conditioning to allow for climate control for each room.
* High quality oversized metal sliding doors throughout made by MINIMAL
* Heated driveway

**MAIN FLOOR**

* Spectacular BOCCI chandelier hanging in the spiral staircase from the top floor to the main floor.
* 4'x4' imported Italian marble tile flooring that is all book matched.
* Extra-long (4x as expensive) marble fireplace in the living room
* Extra-long (4x as expensive) marble fireplace in family room
* Extra-large residential elevator is big enough to be wheelchair accessible
* Stunning floating stairway leading to all three levels
* Sensational office with walnut wall paneling
* Beautiful powder room for guests
* Huge outdoor patios off living room and family room ideal for entertaining
* Large spacious guest master bedroom with stunning en-suite and walk-in

**Kitchen:**

* Amazing cabinetry with high-gloss doors and LED strip lighting.
* Stunning 2” counter top of massive kitchen island
* Gourmet kitchen has huge appliance package including
	+ Side-by-Side Miele fridge and freezer
	+ Miele induction stove top
	+ 2 Miele ovens
	+ 2 Miele warming drawers
	+ 2 Miele steam ovens
	+ Miele coffee machine
	+ Miele Dishwasher
	+ Extra wide kitchen sink

**Wok Kitchen:**

* + Fischer and Paykel Over
	+ Full fridge and freezer
	+ Dish washer

**UPPER FLOOR**

**Primary Master Bedroom:**

* Double-Door entry
* Stunning marble fireplace with TV
* Large balcony
* Large walk-in closet with designer cabinets.
* Stunning Master Bedroom En-Suite:
	+ Imported Italian marble en-suite with double sinks
	+ Jetted bathtub
	+ Steam shower/sauna with marble bench
	+ Private water closet with wall mounted toilet

**Secondary Master Bedroom:**

* Double-Door entry
* Stunning marble fireplace and TV
* Stunning en-suite with jetted bathtub, double sinks, imported Italian marble on floors and walls, Steam shower/sauna, water closet, wall-mounted hanging toilet
* Large walk-in closet

**PLUS:**

* Two additional over-sized bedrooms, each with stunning en-suites and large walk-in closets
* Sensational Piano Lounge with stunning fireplace all leading through huge metal easy-slide glass doors to a massive outdoor patio ALL overlooking the stunning World Class View
* Large laundry room with loads of cabinets and counter space

**LOWER FLOOR**

* Sensational entertainment sized games/rec room with star-lit ceiling, huge fireplace and full wet-bar, all leading through huge metal easy-slide doors to massive covered patios, large swimming pool with tile-inlayed hot-tub, and large, flat grassy lawn for children to run and play.
* Private snooker/cognac/cigar lounge for private discussions and entertainment with friends and family
* Huge over-the-top media room, with 2-tiered theatre seating, plush carpeting, surround sound and state-of-the-art audio and media equipment
* Large, bright and sunny gym/yoga room with its own wet-bar and fridge for water and beverages
* Separate full bathroom with shower and dry sauna and separate entrance to outdoor swimming pool and area
* Sensational bachelor/nanny suite complete with full kitchen (stove, fridge), sitting area and en-suite.

**Mechanical Room:**

* Two Tesla batteries to provide back-up “noise-free” quiet power in case of a power outage, in place of limited capacity and very noisy gas-powered generator
* Large IBC boiler and oversized IBC hot water tank.
* 400 AMP electrical service