

## **SPECIAL FEATURES**

### **OF**

## **“WESTRIDGE VILLA”**

**(3966 Westridge Ave)**

### **GENERAL:**

- located on a quiet cul-de-sac
- the home is “Energy Star Certified” and qualifies for Energy Star Government Rebate
- the home is “Platinum” Level Green Build Certified”
- 6 Oversized Bedrooms: 3 master bedrooms (1 upper floor; 2 lower floor), plus 3 additional oversized en-suited bedrooms on upper floor
- high ceilings: main floor 9’6””; upper & lower floors 9’
- all internal walls and subfloors are thermal and sound insulated
- Italian interior doors throughout the home
- flat roof has thermal insulation of over R50; 2x building code requirement of R28. This makes the home warmer during the winter and cooler during the summer.
- All perimeter walls made of insulated concrete ICF blocks, from lower level to roof

### **Advantages of Concrete ICF Blocks:**

1. **Peace & Quiet** - ICF homeowners always remark on how quiet their new home is. Compared with a wood-frame home, ICF walls allow less than 1/3 as much sound to pass through the walls.
2. **Solid & Lasting Security** - The high-mass walls of an ICF home give it a remarkably solid feel, and are safer for the family, because they are more capable of withstanding hurricanes, tornadoes and fires, which would destroy traditional wood-frame homes
3. **Less Repair & Maintenance**

With ICF homes, the equation is simple: No Rot = Less Repair & Maintenance.

Neither polystyrene nor concrete will ever rot or rust. Reinforced steel, buried deep inside and protected by concrete's alkalinity, does not corrode.

4. **A Healthier Home & Environment**

Building with ICFs is more environmentally friendly because: (1) it requires fewer building materials in the construction, which reduces waste; (2) the home, once built, requires far less energy to heat and cool; and (3) ICF construction does not release toxins in the air.

### **SPECIAL FEATURES - INDOORS**

- LED spot and decorative lighting throughout the house
- This home has three heating systems: (1) radiant heating; (2) energy efficient heat pump systems; and & (3) fireplaces.
- Each room in the home, including common areas, has its own climate control with the best A/C LG units in the industry. They cool the home, but also can heat the home
- High quality state-of-the-art wall mounted ceiling speakers with incredible sound throughout the home. The home has over 10 audio zones that can each play different music.
- SMART HOME System enables you to control lights, fire places, music, A/C, heating system, theatre room, swimming pool, security system, garage door, gates, and garden LED lights, from

anywhere in the world.

- All electronics in the home can be controlled by just “one” remote control
- Marble stone throughout the main floor & hardwood on the upper & lower floors.
- Extensive use of rich marbles throughout, including flooring, fire places, master bedroom, all bathrooms, and window sills
- Amazing LED multicolor lighting throughout home
- Imported Italian doors throughout the home equipped with magnet locks
- Fireplaces surrounded with marble
- High grade Italian cabinets in office
- Mud room with Italian cabinets and marble flooring.
- 12mm glass railings used indoors, as opposed 10mm glass required by code
- Central vacuum system
- Italian vanity in every en-suite!
- Energy star double glazed skylights on upper floor

### **Kitchen:**

- the very best Gaggenau stainless steel appliances
- Modern slim Italian stainless countertops in main kitchen
- High-end imported Italian cabinets
- Bright WOK kitchen with Wolf appliances offer superb cooking capabilities. Large windows and glass door, make WOK kitchen spacious & lots of natural light.

### **Upper Floor:**

- oversized master bedroom with huge south facing deck, Italian cabinets, fire place, beautiful dressing room, and stunning en-suite with gorgeous marble on floors & walls
- 3 additional oversized bedrooms, each with walk-in, stunning en-suite & Italian cabinets.
- Spacious laundry room with high-end appliances

### **Lower Floor:**

- Quality and materials consistent with upper and main floors
- Spectacular rec-room with pool table, amazing bar with Italian cabinets, games room with interactive screen and enormous selection of digital games.
- Large temperature controlled and fully insulated wine cellar, with silent cooling unit, and custom Italian “lime-plaster” finish on walls and ceiling
- 2 oversized secondary master bedrooms with 9’ft ceilings, stunning en-suites, walk-ins, and large sliding doors leading to outdoor recreation area.
- Oversized sliding doors in the rec-room open to amazing outdoor recreation area with covered patios, BBQ, cooking area, fire pit, oversized pool and professionally landscaped gardens & lawn
- full spa/change room/sauna for outdoor recreation area
- Multicolor LED lighting
- Tiled mechanical room

### **Media Room:**

Oversized state-of-the-Art media room with advanced capabilities:

- one remote controls all functions in media room: movie, curtain wall, LED lighting. You

can play a movie with a single click of the remote.

- low noise 3-D projector
- perforated curved screen (by placing the speakers behind the screen we are able to align the audio & video so that they are in sync with each other, just as in the public theatres)
- the screen is curved to give a more immersive viewing experience
- the audio system is fully 4K compliant for the highest resolution in picture quality
- Dolby Atmos 9.1: Using 9 speakers & subwoofer. This will do a better job of immersing the viewer into the sound track of the film, resulting in a more realistic sonic experience
- With this system, it is no longer necessary to buy discs in order to watch a movie. You simply select a movie from the on-screen menu, and the movie is downloaded on the Kaleidescape 4K server in pristine, un-compressed 4K quality with Dolby Atmos sound
- 2-level theatre seating, and LED lighting for a better cinematic experience

### **SPECIAL FEATURES - OUTDOORS**

- heated driveway
- oversized swimming pool with Italian glass tiled hot tub for 8
- walk-way around swimming pool and hot-tub are covered with stunning granite blocks. There is no concrete
- large covered patio off main floor with BBQ area
- large covered patio off lower floor with BBQ area and fire pit
- professionally landscaped gardens front & back
- outdoor LED lighting controlled from your cell phone
- high grade natural wood deck at the pool with huge fire pit
- huge natural flat lawn where children can run and play
- slim modern high-end rarely visible water channels at front and back
- round custom down pipes
- all glass railings around balconies and patio are 15mm thick as opposed to 10mm
- LED soffit lighting with multiple zones
- exterior facade finished with natural marble stone
- all decks and patios are paved with granite slabs
- architectural modern aluminum fencing at front
- automated swing gates with hidden motors
- all concrete retaining walls are finished
- architectural colored concrete driveway and slabs at front
- triple torch-on system on flat roof covered with decorative rock to increase life
- tiled pool mechanical room

### **ENERGY EFFICIENCY FEATURES**

- Certified energy efficient home and qualifies for the Government rebate program
- Platinum Rated Green Build Home
- Insulated concrete ICF forms & blocks for perimeter walls, provide extraordinary air tightness
- All heating, cooling, appliances & ventilation systems are energy efficient and labelled
- spray foam insulation under roof for superior temperature and moisture control (2X building code requirements)
- all interior walls and sub floors are insulated for comfort and noise reduction
- high energy-efficient "LowE" Argon-filler windows to reduce heat loss

- energy saving LED light fixtures throughout home, inside and out
- powerful HRV system