**4450 STONE CRESCENT**

**SPECIAL FEATURES**

**INTERIOR SPECIAL FETURES**

* Smart lighting and security system throughout home
* In-floor radiant throughout + Air Exchange
* Nano Eclipse folding doors off main floor
* Metal Clad Wood windows with diamond leaded details between window panes in front of home
* Oversized 5’ stair case to upper floor
* Sky lights provide natural light to center of home, and open for natural cooling during summer
* ¾” oak flooring throughout main floor (can be refinished multiple times)
* Osborne & Little Designer wallpaper imported from England
* Decorative custom glass and mirror wall panelling along stairs and hallway with custom wood and glass wine wall.
* Built-in cabinetry in great room, master bedroom and basement bar
* Statuario Marble and mirror in master en-suite with steam-shower and undermount soaker bath with nickel hardware
* Option to convert master dressing room into his and her walk-in closets
* Triple layered 10” baseboard detail throughout home
* Kohler fixtures throughout home
* “Old World Custom” cabinetry throughout
* 6 ft Sub-zero side-by-side fridge/freezer, Wolf range, Wolf built-in wall oven & microwave, and two dishwashers
* Kitchen island: triple-ogee Calcutta Gold marble (1.5 tonnes)
* Option to extend Pantry into a wok kitchen by removing garage closet
* Calcutta Gold marble in great room, kitchen, laundry room, mud room, and lower level wet-bar
* Total of 4 gas fireplaces (great room, office, master bedroom and basement rec-room)
* Double and triple crown molding through-out the home
* French doors from double aspect office to level main floor backyard
* Walk out basement with ocean view, great potential for guest or nanny suite
* Professionally installed car-lift for 3rd car storage
* 9ft ceilings on main floor, and high vaulted ceilings in foyer, office, master bedroom and two upper level bedrooms

**CONSTRUCTION SPECIAL FEATURES**

* 2” x 6” construction throughout home
* Spray foam insultation throughout homes
* Hidden storage to attic spaces
* Genuine Newfoundland slate roof ($250,000.00 Value)
* Cast stone and brick accents with ¾” pebble dash stucco for long lasting and low maintenance
* The house blasted into the rock (there was a 6 ft knoll)

**EXTERIOR & OUTDOOR SPECIAL FEATURES**

* Very private, seasonally-coloured low-maintenance back yard with mixture of mature trees and shrubs
* Built-in outdoor covered BBQ/dining & lounge area, with Infratech overhead heater and TV
* Designer swimming pool and hot tub
* seasonally-coloured low-maintenance front yard with mixture of mature trees and shrubs
* Flat driveway with remote-control gate with 3 security camara’s (one at the gate, and one at the front and back of the home) that can be monitored on iPhone

**OTHER**

* South & southwest views of English Bay, UBC, islands and sunsets
* North view of Cypress mountain
* The house to the south (4471 Marine Drive) was also designed by Design Marque and is unlikely to be redeveloped or to build higher than it already is
* 4450 Stone Crescent has the highest grades of the south side of the street, so neighbours on either side will never be able to build as high
* Approximately 400 sq.ft. of the back-yard garden belongs to the southern neighbour (4471 Marine Drive), but 4450 has Right of Way over its occupation
* Property has 100 ft frontage
* Quiet, friendly cul-de-sac street