

Special Features

Foundation and Steel

- Entire home is built on rock.
- Strongest possible construction with Steel beams used throughout most of home, which are welded to steel columns and then fastened to concrete. Stronger and better than wood beams.

Outside

- Sensational unobstructed panoramic view from Grouse Mountain, to Downtown, Lions Gate Bridge, UBC & Vancouver Island.
- Owner paid \$25,000 to B.C. Hydro to have telephone lines placed under ground.
- Flat automatically heated driveway, oversized garage for 2 plus parking for 4 garage is tiled.
- 15ft recycled water fall with LED lighting, and 1,000 gallon storage tank.
- 100 exterior LED lights with 5,000 different color combinations.
- Composite tiled slate-like roof with 50-year warranty. Stainless steel nails used throughout.
- Level back yard with 3,200 sqft of flat lawn & stunning custom designed glass tiled Jacuzzi with built-in waterfall & fireplace.
- Exterior of home is clad with hand cut Indiana Limestone. Same stone as used on famous U.S.A. landmarks like Pentagon & National Cathedral.
- Custom gutters & square downpipes.

Interior

- Open floor plan with no walls created by steel beam & concrete structure.
- Floors made from polished Peruvian travertine/American limestone, solid 1" American walnut & marble.
- Many cabinets, fireplace, beds, appliances, toilets are suspended from the floor by steel beams. This gives a clean open space, and allows for LED accent lighting. This is more dramatic, and more expensive than traditional building.
- Custom designed Swarovski-like chandeliers in foyer & dining room.
- Office/dining room has glass wall & door to allow for downtown view.
- Floating and rotating fire place/TV in living room. Entire piece is welded to special ceiling support.
- Floating bed in master bedroom. It is cantilevered from wall using steel beams.
- All bedroom ceilings have colored LED cove lighting.
- All cabinets made by Luxe, from Spain. Hinges made by Blum from Austria.

- All bathroom cabinets are floating with LED strip lighting.
- All doors are solid core and made in USA by LindenDoors. They provide superior sound proofing and fire rating.
- Closet doors made in USA.
- Entire home has fire sprinklers and is capable of camera monitoring.
- Home is heated with natural gas radiant heat. All shower floors, stairs and bathtubs are heated as well.
- "Instant Hot Water" provided for all faucets & showers/bathtubs.
- Maintenance-Free German designed windows throughout with aluminum cladding on outside and natural oak on the inside.
- Fridge/freezer, dishwasher made by Fisher Paykel. They are quiet & energy efficient.
- Two cook tops made by Bosh (Germany). Cook top has 5 burners has powerful 20,000 BTU center burner.
- Amazing wine cellar in natural rock with LED strip lighting.
- Oversized 4350 sqft garage with stunning, yet durable ceramic tile flooring.

Lighting & Appliances

- Over 500 LED "smart" LED bulbs used inside and out. LED lights are newest technology, which allows each bulb to communicate via cell phone or tablet free software via wifi routers that are placed throughout the home.
- Each bulb and zone can be independently programmed with different colors, up to 5,000 colors in total, changing the ambient lighting of the room.
- Bulbs can also be synchronized to a person's voice or to music.
- Bulbs have a life of 5,000 hours, and consume 7 times less energy than conventional bulbs.
- LED strip lighting used throughout home, which is controlled by remotes. 5,000 possible colors.

Super Energy Efficient Home

- Costs only \$100/month to heat entire home in winter, and less during the summer. Bills available on request.
- Basement is made from INSULATED "QUAD-LOCK" CONCRETE FORMS (ICFs), not wood framed.
- ICF is ultra-energy efficient, and fire resistant. 8 times stronger than wood.
- Basement floor has 6" of solid insulation.
- Spray-on insulation everywhere else including roof.