**808 ESQUIMALT AVENUE**

**SPECIAL FEATURES**

**EXTERIOR**

* Electric and remote-controlled exterior gate
* Exterior of the home covered with low maintenance composite panels
* Flat driveway made from decorative paving stone
* Garage:
	+ Garage floor is finished with decorative long-lasting coating
	+ commercial grade garage door
	+ garage is heated
	+ garage has built-in cabinets
* Covered & heated outdoor patio with two natural gas outlets for BBQ’s
* Extensive use of concrete retaining walls to create flat front and back yards
* Stunning wood soffits and outdoor ceiling in covered patio
* All exterior concrete window wells and retaining walls are covered with stunning brick
* Zinc exterior down spouts for water drainage and invisible integrated gutters in roof

**INTERIOR**

* CONTROL-4 Smart Home system throughout home
* Fantastic Lutron Led lighting inside and out of home
* Stunning LED strip-cove lighting on main floor and in rec/games room on lower floor
* Main floor ceilings approximately 10 ft high
* Music system throughout home which is connected to CONTROL-4 Smart system
* Extensive use of steel beams to create large open space on main floor
* Oversized imported floor tiling on main floor with custom diamond inlay
* Expensive EuroLine windows and doors throughout home

**Kitchen:**

* the very best appliance package including Sub-Zero fridge/freezer, 6-burner Wolf stove (with oven), wall mounted Wolf oven, 2 Miele dishwashers and microwave.
* scratch and stain resistant diamond quartz countertops
* soft close drawers in kitchen cabinets and elsewhere

**Wok Kitchen:**

* Stunning designer cabinetry
* 6-burner Wolf stove
* scratch and stain resistant counter tops
* easy clean back splash on wall also has huge windows for added ventilation

**Primary Master Bedroom on Upper Floor:**

* 12ft vaulted ceiling
* huge picture windows
* 8 ft solid core vertical grain fir doors
* Wall mounted TV

**Master Bedroom En-suite on Upper Floor:**

* Large Double shower with double steam capability
* Double sinks
* Designer bath tub
* TOTO WASHLET toilet
* En-suite has crystal light fixtures
* Carrera marble trim around tiles on walls in en-suite
* Lovely balcony

**Secondary Master Bedroom & 3rd Bedroom on Upper Floor:**

* 12ft vaulted ceiling
* Huge picture windows
* 8 ft solid core vertical grain fir doors
* Wall mounted electric fireplace (2ndary master only)
* Access to 400+ sqft patio overlooking stunning view (both bedrooms have access)
* Both bedrooms have a bathtub/shower with glass divider and swing door

**Family/REC Room on Lower Floor:**

* stunning LED strip-cove lighting in ceiling of rec/games room
* gas fireplace and large wall-mounted TV
* built-in cabinets with granite countertop and sink
* 7” wide stained oak flooring in rec/room and throughout lower floor except media room

**Media Room on Lower Floor:**

* two-level seating for enhanced viewing
* huge screen for viewing enjoyment
* amazing sound system with numerous wall speakers to maximize viewing experience
* Popcorn bar with built-in cabinets, sink, granite countertop and microwave
* luxurious carpeting

**Other:**

* Designer sink in guest powder room on main floor
* 7” wide stained oak flooring on top and lower floors of the home
* Beautiful 8 ft solid-core vertical grain fir doors throughout the home
* Single piece designer sink in powder room off Rec/games room with tile and carrera marble trim on walls
* Entire lower floor has the same quality 8 ft solid core vertical grain fir doors
* Utility room is finished with professionally tiled floor