**SPECIAL FEATURES**

**OF**

**815 KING GEORGES WAY**

**INSIDE THE HOME**

* 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.
* 12” stained oak plank flooring throughout home imported from Germany.
* Imported Italian GESSI faucets, shower heads and hardware are in every bathroom.
* Imported French LeGrand lighting switches throughout the home.
* Zoned air conditioning to allow for climate control for each room.

**MAIN FLOOR**

* 10’3” ceilings
* 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 2-way fireplace between kitchen & dining room
* Extra-long (4x as expensive) marble fireplace in living room
* Extra-large residential elevator is big enough to be wheelchair accessible
* Curved Stairs leading to upper and lower floors clad with zebra wood
* Office floor has 12" wide bleached plank oak and stunning Australian wood wall paneling
* Office had full bathroom with shower. Marble on walls and floors.
* Sensational powder room with imported wall paper and designer door.
* Wet bar/butler pantry off dining room with two wine-cooler for formal entertaining.

**Kitchen:**

* All cabinetry imported from Germany, has automatic closing and LED strip lighting.
* Stunning 1 ½” custom designed translucent onyx counter top.
* Huge appliance package, all Miele.
* Full Miele fridge and full Miele freezer.
* Miele induction stove top with designer hood fan
* 2 Miele ovens and 2 Miele warming drawers
* 2 Miele steam ovens
* Miele coffee machine
* Extra wide kitchen sink
* Wok kitchen has:
	+ Microwave
	+ Thermador Built-in oven and warming drawer
	+ Full Thermador double fridge and freezer
	+ Thermador 5 burner gas stove top
	+ Thermador dish washer

**UPPER FLOOR**

* 9’3” ceilings
* 12” stained oak plank flooring throughout home imported from Germany.
* Expensive wall-mounted toilets in many bathrooms.

**Master Bedroom:**

* Double-Door entry.
* Imported wall paper
* Stunning marble fireplace with TV set in marble.
* Large balcony.
* large walk-in closet with designer cabinets.

**Stunning Master Bedroom En-Suite:**

* Imported Italian marble en-suite with double sinks
* Jetted bathtub
* Triple steam shower/sauna with marble bench and imported tile on the walls
* Private water closet with wall mounted toilet

**Secondary Master Bedroom:**

* Imported wall paper
* Stunning en-suite with jetted bathtub, double sinks, imported Italian marble on floors and walls, imported tile on ceiling, Steam shower/sauna, water closet, wall-mounted hanging toilet
* Walk-in closet

**PLUS:**

* Two additional over-sized bedrooms, each with stunning en-suites, walk-in closets and their own personal balcony.

**LOWER FLOOR**

***Sensational entertainment style lower floor with games room and sitting area next to large marble gas fireplace, stunning bar with marble countertops, fridge and ice maker.***

* Just under 9’ ceilings
* 12” stained oak plank flooring imported from Germany.

**Media Room:**

* 120” screen in the media room
* 7.1 surround sound with 4K Apple TV
* Sound-proof acoustic wall panels
* Plush imported carpet
* Surround sound
* LED strip cove lighting in ceiling

**Other:**

* Temperature controlled wine tasting room with back-lit onyx wall panels.
* Gym/dance/yoga room with mirror walls and hand railings.
* Sensational bachelor/nanny suite complete with full kitchen (stove, fridge), sitting area, en-suite and lounge area.
* Covered outdoor patio, a second and private hot tub, and an artificial turf putting green.
* Dry sauna next to amazing powder room with stunning imported wall tiles, marble flooring, designer sink and Duravit urinal.

**Mechanical Room:**

* Two Tesla batteries to provide back-up power in case of a power outage.
* Large IBC boiler and oversized IBC hot water tank.
* 400 AMP electrical service

**OUTSIDE OF THE HOME**

**Swimming Pool and Area:**

* Quite likely the biggest private swimming pool in West Vancouver.
* This stunning swimming pool has an automatic cover, and is fully tiled with beautiful glass tile.
* One section of the pool is a shallow wading pool for children, which is next to the large primary pool, that is more than long enough to swim lengths.
* The swimming pool also has built-in seats, and a large integrated and tiled hot-tub, large enough for 6-8.
* Two oversized fire bowls are next to the swimming pool to add a special charm.
* The entire patio surrounding the swimming pool is stunning granite tile. There is no raw concrete.
* There is also an integrated black & white tiled chess board to help sharpen a child’s mathematical mind.
* This is truly a magical setting for family and friends.

**OTHER:**

* Large iridescent glass-tiled waterfall at the front of home off King George Way, and also at the back of home as you enter along the driveway.
* Exterior of home is made of expensive imported metal cladding, natural stone blocks and stunning cedar soffits.
* The home has a flat driveway, and the entire lot is flat, so you can make use of the entire 19,166 sqft lot. Virtually all West Vancouver lots with a view are steep, severely limiting their use.
* Driveway has been roughed-in with heating pipe.
* Automatic sprinkler system throughout gardens.
* 4 security cameras protecting the home. More can be added.