

# 43625 BRACKEN DRIVE FEATURES

## FINISHING FEATURES

All main floor and upstairs doors are custom hand made solid Hemlock.  
Solid Black Walnut Floors throughout main level living space.  
Solid Black Walnut Floors on upper floor bedrooms.  
Travertine tile on floors and walls of downstairs bathroom.  
Ceramic tile in gym/family room.  
Ceramic tile in main floor bathroom.  
Solid granite counters in kitchen and bathrooms.  
Floor to ceiling windows in dining room, living room, games room, family room.  
LED lights throughout the home.  
18 Light chandelier in main entrance.  
White Cherry and Maple kitchen cabinets.  
Powered electric gate with remotes.  
Crawl space for storage - 11'4" x 19'6" approx. 5' high.  
Whirlpool fridge/freezer in basement.  
Pool table by Coast Spas in Games room.

## KITCHEN

Miele dual zone wine fridge  
Miele built in and plumbed espresso-coffee maker  
Miele plate warming drawer  
Miele speed oven/microwave/convection oven  
Miele steam oven  
Miele 5 burner induction cooktop  
Miele 120 000 btu gas cooktop  
2 Fisher-Paykel built in dish drawer dishwashers  
Fisher-Paykel double built in fridge/chiller/freezer combo  
Braun trash compactor  
2 Insinkerator garbage disposals  
Built in wine rack  
Built in beverage sink with drain  
Built in straining sink by cooktop  
Built in pot filler by cooktop  
LG full size french door dual freezer fridge  
Custom kidney sink with pull out faucet on island  
Custom farm kitchen granite sink with pull out faucet  
Bertazzoni double full size convection self clean ovens  
Vent-A-Hood double oversize dual fan cooktop vent

## **OUTDOOR KITCHEN**

Whirlpool french door fridge and freezer in antique style  
GeProfile wine fridge  
Lion 5 burner 1 rotisserie stainless steel bbq  
Lion 2 burner 80 000 btu gas cooktop  
5 stainless steel drawers  
Custom concrete top stone island  
TurboChef double speed oven  
FireMagic hot/cold serving station  
Electolux Icon ice maker  
Antique cast iron dual sink  
Schlotes built in cappuccino-coffee maker fully plumbed  
2 overhead electric start gas overhead heaters

## **OUTDOOR DECKS, POOL AND HOT TUB**

Coast Spas 16' x 30' x 54 inch deep pool  
Pool water heater 80 000 btu capacity  
Pool sand filter and pump  
  
4 Person Blackstone infrared sauna  
12 Person Coast spa and hot tub with speakers and mp3 player  
2 Bose outdoor speakers  
12 by 10 steel roofed and half walled with full netting gazebo and fireplace

## **THEATRE ROOM**

10 Foot retractable ceiling screen  
Panasonic HD ceiling projector  
Built in led light dvd cabinets  
10 Nuance surround sound speakers

## **MASTER BATHROOM**

Duravit urinal  
Narmita heated/drying/bidet toilet seat  
Grewel double wall mount sink taps  
Double custom marble top mount sink bowls  
Axor 160 gallon triangular bathtub  
Kohler Roman style ceiling tub fill  
2 Aqua shower bars with waterfall, shower, body spray and hand held  
Aqua ceiling mount rain shower

## **UPSTAIRS GUEST BATHROOM**

Kalista long bowl short tank toilet  
Moan dual shower head adjustable rod

## **MAIN FLOOR BATHROOM**

Gerbert wall mount toilet  
Jado wall mount taps  
Custom granite top mount sink

## **BASEMENT BATHROOM**

Kohler urinal  
Wall mount towel warmer  
Dual sinks  
American Standard tall toilet  
Full surround tub with rain shower head and adjustable bar shower

## **LAUNDRY**

Main floor laundry is LG Side by Side High Efficiency washer and dryer with under storage.  
Basement laundry room with LG stacked high efficiency washer and dryer.

## **FIREPLACES**

Heat-N-Glo 3 sided fireplace in Master Bedroom  
Napolean fireplace in Living Room  
36 inch Empire fireplace in Gym Room  
Regency fireplace in Gazebo

## **LOWER YARD**

Double Detached Garage with storage shed on end.  
Power with breaker box and water to lower double detached garage.  
Lifetime shed – 15' X 8'  
Large shed 10' x 16' x 35'  
Portable Carport 8' x 22'  
Waterproof storage trailer with toolshed  
Lower deck with glass rail 30' x 16' all treated wood.  
Zipline around East perimeter of yard, 1 off deck and lots of space to enlarge/extend.

## **SERVICES**

Home has two services and 4 open panels for any additional needs  
Main panel has IntraMatic in line surge protection  
Separate panel for dc to generator hookup

Septic has 3 chamber aerated and bacterial growth field discharge, service check 4 times/year  
York Genteck central air conditioner  
Navion on demand hot water tank - 2 years old  
WellMate double pressure tank - 1 year old  
High efficiency York furnace - 3 years old  
HFX Saniox high efficiency UVA and Hepa filter air exchanger  
DSC full house security panel and monitoring system  
Natural gas plumbed in all sites

## **OTHER**

School bus pick up is 400m from home  
Level 2 snow removal – If snow occurs it is plowed by 6am and 3 times per day if snowing.