

Property Features for 835 Pemberton

Main floor:

- Master: 22 foot vaulted ceiling bedroom, 23' x 9' walk-in closet, and 6 piece ensuite including 4' x 8' rain shower and claw foot tub
- Formal living room with coffered ceiling and Valour Windsor Arch zero clearance fireplace
- Formal dining room with boxed ceiling and art deco light fixture
- Office/spare bedroom with 8 foot bevelled glass French doors and separate 3 piece bathroom
- Family room: built-in cabinets, fireplace, mantle, ceiling detail and speakers, roughed in for television and sound system, walkout to courtyard and patio
- Mudroom: Samsung steam washer and steam dryer, deep stainless steel utility sink with pull down spray faucet, built-in pantry, shoe closet and open lockers with soft close drawers below
- Wainscoting throughout staircase to mechanical room and second floor
- Floor to 20' ceiling panelled windows facing courtyard

Kitchen:

- Custom built faceframe cabinetry using domestic birch plywood boxes and soft close European hardware
- 9' x 4' island with separate bar sink
- Villeroy & Boch fireclay farmhouse double sink with insinkerator and sink top switch
- Axor Montreux plumbing fixtures including bridge faucet and pot filler
- 42" Subzero side-by-side custom overlay refrigerator/freezer and separate bar fridge
- 60" Wolf gas range with dual ovens, griddle, grill, and 6 gas burners
- 60" Wolf range hood with 1200 CFM internal blower
- Sharp drawer style microwave
- Bloomberg custom overlay high efficiency dishwasher
- Pull out recycle centre
- 8 foot bevelled glass French doors leading into kitchen

Second floor:

- Sitting room with French doors and Juliet balconies
- Master bedroom with 5 piece ensuite and his & hers walk-in closets
- 2 spare bedrooms with walk-in closet
- 2 three piece bathrooms with floor to ceiling ceramic tile showers, Carrerra marble countertops and Calcutta marble 2" tiles in shower floors

Exterior:

- South facing courtyard with 3 tiered fountain and pool with natural gas outlet for bbq and hot & cold hose bib
- Additional fountain in backyard
- Fully landscaped with automated irrigation system and roughed in for exterior landscape lighting
- Basalt stone patio off family room roughed in for full outdoor kitchen
- Detached double car heated garage with paint grade wood doors, belt drive quiet motor and battery backup
- Interlocking pavers along driveway, pathways and courtyard (Bricklok)
- 3 coat acrylic finish stucco
- Barrel roof at north and west sides of house
- 30 year fibreglass laminate shingles

General features:

- Zebra design
- Pella Architect series wood windows, Pella solid mahogany front door and Pella French exterior doors
- Wire brushed white oak engineered wood floor
- 20 zone in floor radiant heating (through concrete slab) throughout home on both levels
- On demand hot water via high efficiency natural gas boiler
- 10 foot ceiling throughout main floor, 9 foot ceiling in second level
- 200 amp electrical service and smart panel box for internet service
- Panasonic whisper quiet bathroom fans
- Schluter shower pan and wall membrane
- 10mm glass in all showers
- Recessed TV boxes
- Prewired security system
- Roughed in built-in vacuum with kicks under island and in mudroom