

# Welcome to 14 Edenbrook Hill

AN EXTRAORDINARY PROPERTY

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Stunning Custom Home on 85' wide x 150' deep lot overlooking the St. Georges Golf & Country Club. A unique bungalow, skillfully designed to allow an abundance of natural light. Expertly crafted with luxurious finishes and meticulous attention to detail. Completed in May 2007.

ARCHITECT: John Culmone

BUILDER: Domenic Pede



Offered at: \$3,799,000.

**Tasi, Norm\* & Adrienne Farquhar**

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Re/Max Professionals Inc. Brokerage, Independently Owned & Operated, 270



## EXTERIOR:

- > Enjoy the remarkable view of the 3rd hole of St Georges Golf & Country Club from the West Facing Back Garden (Par 3)
- > Fabulous curb appeal enhanced by the Stone Portico with hand carved limestone brackets, Coach Lamps, Stucco Exterior, Cedar Shake Roof and Landscaping
- > Flagstone walkways and Cobblestone Terrace

## GENERAL:

This Elegant Home is approximately 3,800 sq. ft. on the Main Floor with a 400 sq. ft. heated garage and a 3,500 sq. ft. Basement with walkout. An Elevator runs from the Main Floor Laundry Room to the Lower Level Foyer.

### A Distinctive Entry

- > The Front Door is 2 ¼ in. thick solid Mahogany, enhanced by 2 sidelights & a transom, scaled to compliment the soaring 11 ft. high ceilings on the Main Floor
- > Cross the threshold into the sunny Front Hall Vestibule, with it's unique honed French Limestone Floor with Black Marble Border
- > Oak Staircase with darkly stained treads & handrail with contrasting white pickets (which match baseboards & door frames)
- > Front Hall Closet

### Superb Craftsmanship

- > Beautiful 4 in. Rift and Quarter sawn Oak Plank Floors with a rich chestnut brown stain (throughout the entire main floor, where marble & limestone are not installed)
- > Brenlo(1) trim has been used on the door frames & baseboards
- > Interior hallway hardwood floor features an inlaid walnut "carpet" border
- > Kolbe & Kolbe Windows(2)
- > Custom Millwork throughout by Wood Art(3)

### Other

- > Alarm System
- > Central Vacuum System

### Taxes

- > 2006 Taxes: \$8,848.65
- > 2007 Taxes: to be determined

## DREAM KITCHEN:

- > Gorgeous Kitchen designed & built by Renca Cabinetry (1)
- > Soft Latte coloured cupboards with crown moulding and natural maple interiors
- > Self-closing Blum drawers
- > Lovely Large Breakfast area with oversized windows, which highlight the delightful view of the garden & golf course
- > Walk-out to Patio & Garden
- > State-of-the-art Stainless Steel appliances: Miele Dishwasher with integrated panel to match cabinetry, Wolfe gas Cooktop (5 burners), Full size 30" double Thermador ovens, Thermador microwave, Double Door Sub Zero refrigerator
- > Black Granite counter top honed to enhance the natural feathering;
- > The "Peninsula" style counter provides a large work surface, accommodates bar stools and includes built-in storage
- > Paneled solid wood pocket door between kitchen & hall
- > Custom Stainless Backsplash behind the Wolfe Cooktop
- > Deep rectangular Stainless sink with Gooseneck Faucet
- > Water & electrical have been installed to accommodate a centre island, if desired
- > Pot lights and subtle lighting above cabinets

## BUTLER'S PANTRY:

- > Honed black granite counter with stainless steel bar sink
- > Glazed upper cabinets
- > 2 Double swinging doors
- > Stainless Steel Wine Fridge

## FAMILY ROOM:

- > Custom bookshelves and lower cabinets on either side of the French pocket doors that lead to the Dining Room
- > Audio Cabinet includes wiring for stereo, speakers & surround sound
- > Volume controls for the ceiling speaker system in the Kitchen, Living and Dining Rooms
- > Large Gas Fireplace with beautiful custom mantle with honed limestone surround & hearth
- > Plasma TV with custom paneling surround
- > Glass French Doors walkout to Patio & Garden

## DINING ROOM:

- > French Glass Paned Pocket Doors between Dining Room & Family Room

## LIVING ROOM:

- > Wood burning Fireplace with Louis XV French marble mantel & large hearth



## POWDER ROOM:

- > Wainscoting
- > Pedestal sink
- > Polished silver sconces

## BEDROOMS:

All bedrooms are wired for Plasma TV.

### Gracious Master Bedroom:

- > Overlooks the back garden
- > Custom oversized walk-in closet constructed of solid painted maple with built-in bench, wall mirror, single & double hanging, shelves and drawers
- > Second walk-in closet with same finishes

### Elegant Master Ensuite:

- > Relax in Whirlpool Tub (partially sunken for easy access)
- > Carrara "Statuario" marble floor, shower & countertop
- > Custom Vanity and Double Sinks, Large Shower Stall; Paneled walls with pilasters
- > Two built-in upper cabinets with doors & large mirror between them
- > Canopy above the mirror with lighting above

### 2nd Bedroom:

- > Skylight in bedroom hallway
- > 3-pc. Ensuite bathroom with large shower stall finished in Travertine Marble with frameless glass doors
- > Shower skylight has plaster mouldings, a frosted glass lens and back lighting
- > Pedestal sink and custom medicine cabinet with mirror
- > Oversized Double Closet with built-in shelves

### 3rd Bedroom:

- > Faces the front of the house and could serve as a Library/Den/Office
- > 4 pc. Ensuite bathroom finished in Crema Marfil Marble tile
- > Mahogany Tub Panel, Vanity and Mirror
- > Wall Sconces

## HALL:

- > Linen closet with shelves

## MUD ROOM/LAUNDRY ROOM:

- > All cupboards & cabinets made by Wood Art and painted on site
- > Floor in mudroom - Porcelain tile
- > Coat Closet



## MUD ROOM/LAUNDRY ROOM continued:

- > Large Boot & Shoe Closet
- > Broom closet
- > Door to garage as well as side door entrance
- > Granite counter with undermount Frigidaire washer and gas dryer
- > Stainless steel sink with Grohe Gooseneck faucet
- > Elevator to Lower Level Foyer
- > Storage Cabinets above garage entry door
- > Pull-down stairs to attic; Door within the attic leads to a walkway through the attic

## LOWER LEVEL:

- > Separate Side Entrance with solid Stone exterior steps and a Flagstone base leading to the Lower Level Foyer with Slate Floor
- > Radiant Floor Heating and Air Conditioning
- > Large walk-in aromatic Cedar Closet
- > Closet under the stairs
- > Very private Fourth Bedroom with 2 double closets and 3-pc. Ensuite finished with Porcelain Tile, Marble Top Vanity and Large Shower Stall
- > Roughed-in Wine Cellar or Cold Storage or Sauna (no radiant floor heat in this room)
- > Basement floors are carpeted (except for bathrooms & vestibule)
- > Powder Room has a vanity with a honed black granite top and a black Slate Floor
- > Large Recreation Room ; Dry walled with baseboards
- > Gas Fireplace with custom built mantle with limestone surround & hearth
- > Theatre Room wired for projector, screen & speakers
- > Billiard Room wired for pool table overhead light fixture and roughed-in plumbing for corner or back Bar
- > Convenient double closet situated between two utility rooms, one of which has a laundry tub and includes rough-in for 2nd Laundry Room

## ROOF & WINDOWS:

- > Cedar Shake Roof
- > Stately Kolbe & Kolbe Windows

## LANDSCAPING:

- > Beautifully landscaped overlooking the golf course
- > Cobblestone Terrace with access from both the Family Room and the Kitchen
- > Gas Line for BBQ
- > Electrical Service can accommodate an inground pool
- > Driveway lined with stone curbs and finished in asphalt
- > Irrigation System installed for Front & Back gardens
- > Exterior Walkways of natural Flagstone
- > Terraced Natural stone retaining walls & steps in back garden
- > Catch Basins on both sides of house (at back) with underground pipes that run to the front

## HEATING & COOLING: (High Efficiency Mechanicals)

- > All radiant floor heating (Veissman Boiler) clean & quiet and a steam/mist humidifier
- > Localized radiant floor heating controls allowing year round constant temperatures of marble floors
- > Central Air Conditioning via ductwork in the ceilings is highly efficient with a special double HEPA filter system
- > Garage is heated
- > New Gas lines

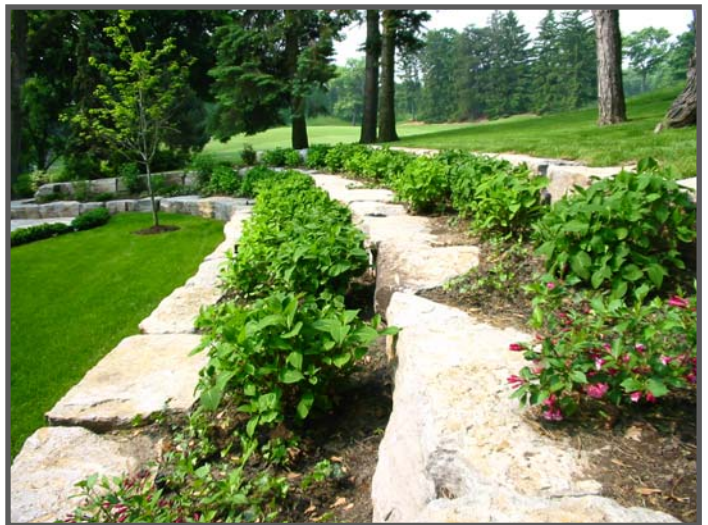
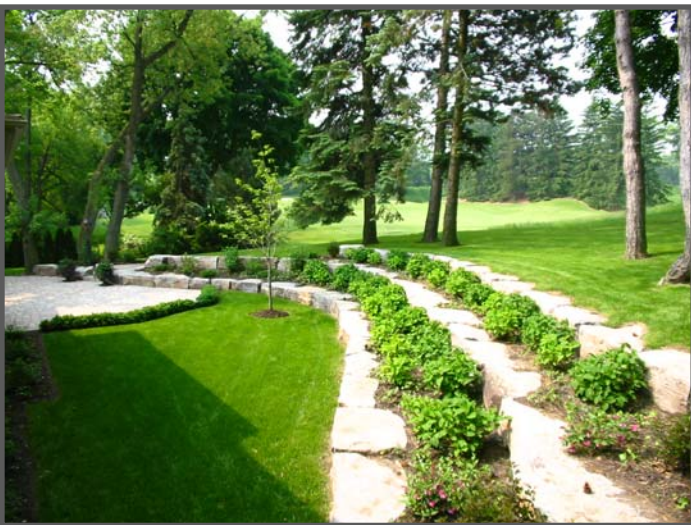
## ELECTRICAL:

- > 400 amp underground electrical service
- > Home Works automated control lighting package with key pads for auto settings
- > Halogen Pot lighting throughout most of the house
- > Every room is Computer Friendly
- > Audio Surround Sound Package in LR, DR, Kit, Family Room
- > Downstairs wired for home theatre/media room, Big Screen & Projector
- > Electrician will attend to customize your lighting settings

## UTILITIES:

- > New phone, cable, water, sewer & gas
- > 1 1/2" plumbing supply
- > All water fixtures (systems) are on a re-circulating pump for fast hot water access





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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. E&OE