



DETAILED FEATURES OF 55 YORKLEIGH AVENUE

LOT

- 102' WIDE X 182' DEEP
- REAR YARD FACES SOUTH
- MATURE TREES
- QUIET STREET
- HOMES ON STREET WELL SETBACK FROM STREET
- ROOM FOR A POOL BEHIND GARAGE

EXTERIOR

- TRUE BUNGALOW
- WALK-OUT BASEMENT AT REAR
- WELL GRADED LOT
- CIRCULAR DRIVEWAY *C/W PAVING STONES
- PROFESSIONALLY LANDSCAPED FRONT AND REAR YARDS
- REAR YARD WATERFALL
- ALL BRICK EXTERIOR C/W RAISED QUOIN CORNERS
- OVERSIZE STONE WINDOW SILLS AND STONE KEYSTONES
- ALUMINUM EXTERIOR TRIM
- MAINTENANCE FREE EXTERIOR
- ATTACHED TRIPLE CAR GARAGE
- ILLUMINATED HOUSE NUMBER
- 40 YEAR LIFESPAN "THATCHED" ROOF SHINGLES
- 3 ROOF TURBINES
- "MARSHMALLOW FIRE PIT" FOR GRANDCHILDREN



- COVERED FRONT PORCH C/W CATHEDRAL CEILING
- OVERSIZE REAR DECK C/W CEDAR TOPPING
- IN-GROUND SPRINKLER SYSTEM C/W PLANTER & DECK SPRINKLER HOSES

FRAMING

- SUB-FLOOR C/W ENGINEERED FLOOR TRUSSES (NO SQUEAKS)
- 3/4" THICK FLOOR PLYWOOD NAILED, SANDED, AND SCREWED
- 2"6" EXTERIOR WALLS C/W INSULATED SHEATHING (R28 INSULATION)
- ROOF TRUSSES C/W RAISED HEEL (FOR EXTRA INSULATION)
- 9' CEILING HEIGHT ON MAIN FLOOR
- 8' CEILING HEIGHT IN LOWER LEVEL

WINDOWS, DOORS, SLIDING DOORS, GARAGE DOORS

- THERMOPANE WINDOWS & SLIDING DOORS C/W LOW "E" AND ARGON GAS FILLED
- 3 SLIDING DOORS 8' WIDE C/W HIDE-AWAY SCREENS
- VINYL CLAD WINDOWS AND DOORS (MAINTENANCE FREE)
- PRE-FINISHED SECTIONAL INSULATED RAISED PANEL GARAGE DOORS
- 3 GARAGE DOOR OPENERS C/W 3 IN-CAR REMOTES
- KEYLESS GARAGE DOOR ENTRY
- OVERSIZED WINDOWS
- RAISED PANEL & STEEL CLAD INSULATED ENTRY DOORS C/W BEVELLED GLASS
- 5 ROUND-TOP WINDOWS
- ENSUITE BATHROOM GLASS BLOCK WINDOW

PLUMBING

- ENSUITE BATHROOM C/W WALK-IN OVERSIZE SHOWER C/W GLASS WALL & DOOR
- ENSUITE BATHROOM OVERSIZE CORNER "JET-AIR" TUB
- TALL TOILETS C/W ELONGATED BOWLS
- 5 EXTERIOR TAPS C/W INTERIOR SHUT-OFF
- SINGLE LEVER FAUCETS AND INSTANT HOT TAP in the KITCHEN
- HIGH EFFICIENCY HOT WATER TANK (NOT A RENTAL)

HEATING, AIR CONDITIONING, AND VENTILATION

- ENERGY SAVING HIGH-EFFICIENCY FURNACE (QUIET AND LOW COST)
- AIR CONDITIONING
- COLD AIR RETURNS IN EVERY BEDROOM, OFFICE, AND MAIN ROOM
- PROGRAMMABLE THERMOSTAT
- KITCHEN FAN DUCTED TO EXTERIOR
- ENERGY SAVING HEAT RECOVERY VENTILATOR (HRV) FULLY DUCTED
- ALL FINISHED LOWER AREAS HAVE SUPPLY AIR DUCTS AT FLOOR LEVEL
- FIREPLACE C/W REMOTE CONTROL
- EXTRA ENSUITE HIGH SPEED, AND LOW NOISE EXHAUST FAN

ELECTRICAL

- 200 AMP SERVICE
- EXTERIOR OUTLETS C/W INTERIOR SHUT-OFF SWITCHES
- WHITE DECORA PLUGS AND SWITCHES
- DOOR CHIMES THROUGH TELEPHONE SYSTEM
- INTERIOR SWITCH C/W MAS LIGHT EXTERIOR SOFFIT PLUG



- ELECTRICAL LIGHT FITURES (ELF) INCLUDED
- VENETIAN GLASS LIGHT FITURES IN DINING ROOM AND KITCHEN

3.

IN-WALL ROUGH-INS

- TELEPHONE PLUG EVERY MAIN ROOM
- TV PLUG EVERY MAIN ROOM
- CENTRAL VAC THROUGHOUT BOTH LEVELS AND GARAGE C/with two TOE-PANS

INSULATION

- R60 ENERGY CONSERVING CEILINGS (ECEEDS BUILDING CODE)
- R28 EXTERIOR WALLS
- SUPER SEALED AIR BARRIER TO REDUCE DRAFTS AND SAVE ENERGY
- 2" THICK SOLID INSULATION UNDER FLOOR SLAB

INTERIOR FINISH

- FINISHED DRYWALL CEILINGS C/W "CALIFORNIA KNOCK-DOWN" CEILING SPRAY
- BELLAGIO 8' HIGH RAISED PANEL BELLAGIO INTERIOR DOORS
- 8" HIGH CONTEMPORARY BASEBOARD
- 4" WIDE CONTEMPORARY WINDOW AND DOOR CASING
- NO DRYWALL RETURNS (WINDOWS OR ARCHES)
- MAPLE RAILINGS, MAPLE PICKETS, & MAPLE SHOE
- "ANTIQUE NICKEL" INTERIOR HARDWARE C/W LEVER HANDLES
- CLOSETS C/W WHITE MELAMINE SHELVING & COATED WIRE RACK RODS
- DINING ROOM FRENCH DOORS C/W "ICE-CHIP" BEVELLED GLASS DOORS

KITCHEN

- UPGRADED RAISED PANEL DOORS
- OVER-HEIGHT UPPER CABINETS
- SLOW-CLOSE DRAWERS
- GRANITE COUNTER-TOP C/W GRANITE BACKSPLASH
- COMPUTER & DESK ALCOVE
- OVERSIZE "SECRET" PANTRY C/W FUTURE LAUNDRY ROUGH-IN
- "HIDE-AWAY" KITCHEN HOOD FAN
- RAISED BREAKFAST BAR
- "UNDER CABINET LIGHTING" C/W VALANCE AND "ABOVE CABINET LIGHTING"
- OVERSIZE CROWN MOULDING
- UNDERMOUNT SINK
- APPLIANCE GARAGE
- LAZY SUSAN
- HAND CRAFTED GLASS PENDANTS
- ROLLOUT SHELVES AND DRAWERS AND TIP OUT SHELVES UNDER SINK
- LOWERED WORK SPACE FOR PASTRY ROLLING

SECRET PANTRY

- EXTENSIVE ADJUSTABLE SHELVING
- RODS & HOOKS FOR HANGING
- STORAGE SPACE
- FRIDGE , UPRIGHT FREEZER AND WINE COOLER

Kitchen Appliances:

KitchenAid Stacked microwave /convection ovens with unified control panel, probe

Instant boiling water tap

Miele High speed low profile range hood

Miele Gas 5-burner range top

KitchenAid Double door fridge with outside ice and water

Miele Extra quiet dishwasher with china/crystal setting

Double Franke sink with fitted drainboards, cutting board and colander insert

Franke tap with pullout spray

BATHROOM FINISH

- UPGRADED RAISED PANEL DOORS
- SLOW-CLOSE DRAWERS
- GRANITE COUNTER-TOP C/W GRANITE BACKSPLASH
- UNDERMOUNT SINKS
- LAUNDRY CHUTE
- GRANITE DISPLAY NICHE

LAUNDRY FINISH

- DRYER VENT DUCTED TO EXTERIOR C/W PRESSURE SENSITIVE EXHAUST BOOSTER FAN
- RAISED COUNTER-TOP FOR UNDER COUNTER-TOP APPLIANCES
- BRIGHT WHITE CABINETS AND SHELVING

FLOORING

- CERAMIC FLOORING IN ALL BATHROOMS, AND LAUNDRY, AND LOWER WET BAR
- LIMESTONE FLOORING IN ENTRY AND BREAKFAST NOOK
- 3/4" THICK MAPLE HARDWOOD FLOORING
- 50 OZ. CARPET C/W UPGRADED UNDERPAD

OTHER

- DESIGNATED SPACE FOR ELEVATOR
- COLD ROOM
- KITTEN DOOR INTO UNFINISHED STORAGE
- CEDAR CLOSET
- OPTIONAL ELEVATOR SHAFT C/W FOUNDATION AND FRAMING
- OPTIONAL "MOTHER-IN-LAW" SUITE (MIL SUITE) C/W SEPARATE ENTRANCE
- ROUGHED-IN LOWER LEVEL BATH (IF MIL SUITE BUILT)

*C/W – Complete with