

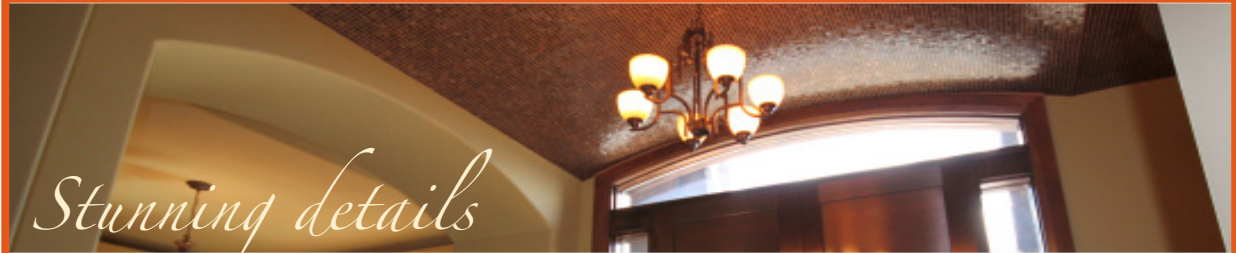
TECHNICAL SPECIFICATIONS

Sweeping mountain, city and country views!

2 STOREY, 5 BELLA VISTA, OKOTOKS, ALBERTA BUILT 2010
OVER 11,600 SQ. FT. FULLY DEVELOPED CUSTOM WALKOUT PIE LOT 4.94 ACRES

EXTERIOR FEATURES

- Canoxel hardboard siding used extensively on exterior, wood texture, 15 year warranty, environmentally friendly
- 30 yr. warranty architectural shingles, green/beige tones
- Custom made Apsen Castle Rock stone (*larger molds were made specifically for this house*)
- Jeld Wen low E, energy efficient windows, custom recessed window frames - dual pane and inert gas pane, metal and wood clad with interior nesting handles and screens
- Smartboard trim around all windows and doors
- Custom window wells with oversized pressure treated lumber
- Hand crafted bronze and copper front entry door system
- Copper hardware on front entry door
- Wired for exterior audio speakers, and wired for six exterior cameras
- 4 car garage with ranch style insulated R15 doors
- Doors are 16 feet x 8 feet
- All exterior walls are framed 2X8 with 24" spacing
- All exterior walls insulated with spray-in insulation R45
- Whisper Drive garage door openers with controls, keypads and battery backup
- Pot lights with bronze trim on all exterior peaks
- Cedar soffit on front barrel vault, rear deck, and master areas
- 8 exterior power outlets for Christmas lights around the house, connected on 2 interior light switches
- Conduit trenched to fence line for camera/data/power for gates/security
- 3350 gallon cistern, constant water pressure system with interior pump alarm
- 2nd 3350 gallon cistern roughed in, for use of rain gathering off house, to be used for irrigation
- 400 amp power service to house
- 1.2 million BTU Atco gas line to home (*allows plenty of gas for 2nd building*)
- Telus service is 6 phone line capable, home currently wired for 4 phone lines
- Septic tank and field designed and built to accommodate main house and 2nd building with up to two more bathrooms (*12 bath total*)
- Septic is an active field with pump, it is an in ground field
- 50 amp circuit in place for hot tub
- 3 air conditioners, Seer 15, Carrier
- Quozel exterior lights by front deck, rear and main upper decks
- Private master bedroom deck, wrap around rear deck with Duradek vinyl, glass and aluminum rail system, gate option included for future stairs off main floor deck
- Exterior French doors are 8 feet, glass paned, Jeld-Wen with oil rubbed bronze hardware
- Garage floor is a custom designed suspended slab, engineered and certified to provide an additional 1200 square feet of living space below parked vehicles.
- 1200 sq ft garage is 27 feet deep, tile baseboard
- Hot/cold taps inside garage
- Stair access from garage to basement mudroom, stairs are tiled
- Garage has compact fluorescent lighting
- Garage slab is heated
- Foundation of house is high strength concrete, extra rebar, and 10" thick walls
- Tiled ramp from the garage to the house is heated
- No steps to the front of the house



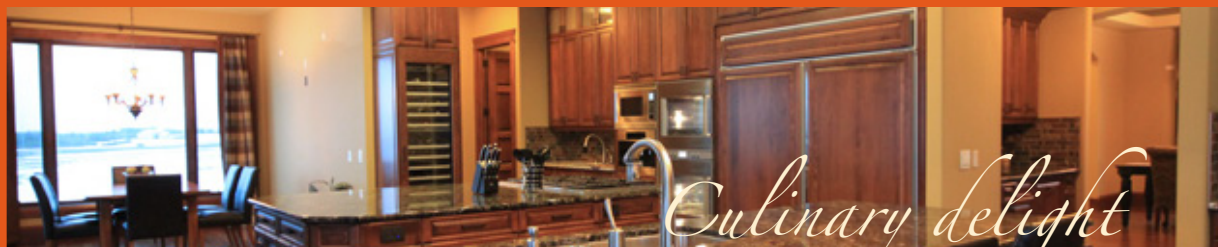
Stunning details

INTERIOR FEATURES

- All doors on main floor are 8' tall, solid Maple with raised panels, lever style door handles, oil rubbed bronze/distressed copper, Ertek.
- Flooring: Natural stone and porcelain, glass tiles, premium plush carpet and rubber underlay. Commercial rubber gym floor and Brazilian Chestnut and Walnut hardwood flooring.
- Baseboards are 9" solid Maple throughout, all other trim and moldings are solid Maple
- Flat painted ceilings throughout
- Ascenti light switches throughout, LED light for visual switch location
- Granite countertops crescent edge 1 1/4"
- Maple cabinetry with dark custom wipe stain
- Upgraded plumbing fixtures, Kohler – Toto – Brizo – Delta and more throughout
- Master suite with large ensuite, 4 bedrooms with two Jack and Jill ensuites, 3 guest rooms with private ensuites
- 4 gas fireplaces, 3 double sided, one single sided
- Super valve dual stage commercial Husky vacuum system.
- Network, audio, intercom, video, security all pre wired
- Built with wheelchair accessibility throughout the home, to ensure future needs are met
- Built-in commercial grade Ram elevator, giving access to all three floors, with generator backup system and finished with tile floor and decorative custom wood panels
- 13 zone hydronic system in-slab, 7 zone above ground radiant heat multi boiler system 20 zone total.
- Basement concrete slab insulated R10 plus vapor barrier, all basement areas radiant heated 4300 square feet minus areas where cabinets/appliances are placed/wine room
- All tiled areas on main and 2nd floor have radiant heat with zone control, these areas have reflective "up" insulation to direct heat up
- Toto toilets, 10, one piece, soft closing seats/lids, sanagloss, high efficiency, water sense eco toilet
- 7 smoke and CO2 detectors all hard wired with available battery back up
- 1 security system hard linked, with CO2
- Cummins Gas Generator, full back up power
- Autosensing power loss, full power to house in 3-5 seconds
- Power restoration is for main panel – main appliances and lights Interior display panel located in kitchen to monitor generator processes

FRONT ENTRANCE FEATURES

- Custom finished built-in, bench with drawers and cushion
- Spacious walk-in foyer closet
- Open to above/below wide staircase with solid Maple rails, custom stain, and oil rubbed bronze iron spindles
- Elegant Dolan chandelier and wall sconce, glass mosaic tiled barrel vault entry
- Large arches leading into the dining room and grand hallway
- Stairwell contains 60" large multi speed fan with remote access in wall, Roman bronze
- Stairwell ceiling is a barrel vault
- Stairwell has large art niche, hardwood and slate stairs
- Lower stairwell has display landing
- 20x20 porcelain heated tile in foyer



OFFICE FEATURES

- Custom maple built-in cabinets with granite ledge
- Brazilian Chestnut hardwood floor
- Rockport large pendant light
- In floor outlets
- Office half bathroom features: Kohler and Toto Plumbing fixtures, MAC auto faucet, tile wainscoting, adjustable mirror

LIVING ROOM

- Double glass 8' French doors to kitchen
- Arched entry off main hall
- Wood paneled ceiling with drop beams encased in Maple with custom stain
- Stone single side fireplace 42" with flat panel TV
- Built-in shelves and solid Maple cabinets
- Dry bar with granite counter and tile trim

MAIN HALF BATHROOM FEATURES

- Kohler and Toto plumbing fixtures
- Maple vanity with exotic granite
- MAC auto faucet
- Fan on timer
- Tile wainscoting

FAMILY ROOM FEATURES

- Elegant stone gas fireplace with flat panel TV above
- Dramatic trim work with walls of windows oversized
- Brazilian Chestnut hardwood
- Dramatic dropped beam ceiling feature trimmed in Maple
- Built-in speakers
- Pot lights with bronze trim
- Arched entry from family room to kitchen

KITCHEN AND EATING NOOK FEATURES

- Traditional Maple cabinetry
- Cabinet pulls, oil rubbed bronze, Atlas lattice design
- Granite countertops and tile slate backsplash
- Blanco prep sink with Delta Pillar Touch Faucet
- Blanco extra large and deep full double sink - 10' deep x 40' wide
- Brizo Touch Faucet
- Large islands with Dacor 6 burner gas cook top and 1600 CFM Dacor Downdraft (compliments Asian style cooking)
- Breakfast bar
- Built-In Northland 6 foot wide refrigerator, Thermador Two Zone wine fridge
- Gaggenau dual ovens with side swing door
- Dacor microwave
- Miele built in coffee machine, and Bosch dishwasher
- Kitchen Aid trash compactor
- All built-in appliances have cabinet fronts
- Built In homework desk and computer area
- Rockport small pendants over eating bar
- Pot lights with bronze trim throughout kitchen
- French doors 8 foot to patio deck
- Separate walk-in 80 sq ft pantry with ladder
- Kick pan vacuum outlet
- Nook has 6 bulb chandelier, Rockport Tuscano

BUTLER'S PANTRY

- Barrel vault tile ceiling
- Rockport light
- Bosch dishwasher
- Marvel beverage fridge
- Sil granite black sink with bronze pull out faucet
- Granite counters

CLEANING ROOM

- Provides storage, laundry chute



MUSIC ROOM FEATURES

- Hardwood floors, Brazilian Chestnut
- 5 foot arched entrance from the dining room
- Credenza with Maple cabinets, granite top, and tile trim

LAUNDRY ROOM FEATURES

- Large granite counter top with Delicair (air jet) sink
- Floor to ceiling cabinets
- Dual stacked LG front loading washer and dryer
- Porcelain tile flooring, heated tile, wainscoting in laundry and mudroom
- Built-in laundry chute from master
- Built-in ironing board - foldout

MUD ROOM FEATURES

- Built-in bench with cushion and drawers
- Walk in closet
- Heated tile floor
- Arched entrance to laundry room
- Laundry and mudroom can be closed off from main areas

Second Floor

LIBRARY AREA FEATURES

- Spacious area for reading
- Brazilian Chestnut hardwood floors
- Custom floor to ceiling Maple built-in book shelves and bench with cushion

MASTER SUITE FEATURES

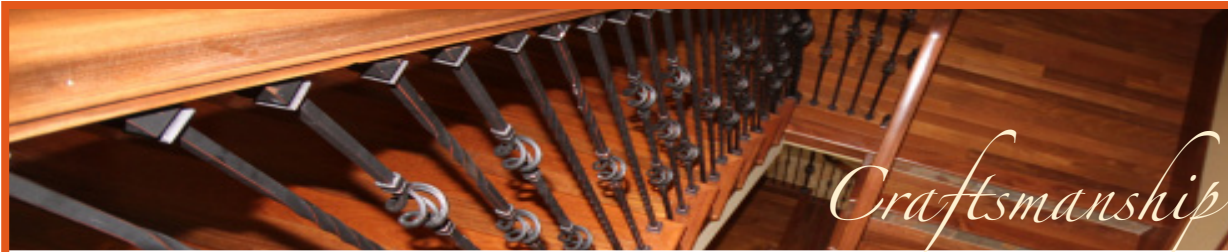
- Barrel vault and arched entry
- Art niches
- Private 176 sq ft deck with double French doors
- Dramatic trim work with wall of windows and view of city
- Brazilian Walnut hardwood in master and master closet
- Dual sided gas fireplace

Pampering beauty

- Coffered ceilings
- Private sitting room with cabinets, Kitchen Aid fridge, built-in Meile coffee machine, Dacor microwave, room for TV above fireplace
- 2 full body shower panels with body jets, rain shower head, and handheld shower head, built-in Kohler speakers, Mr Steam unit
- Built in dual person oversized soaker tub jets, Millenium 7 includes chromatherapy, Shiatsu massage, air jets and many more functions and floating TV remote control
- Private water closet
- Heated tile flooring
- Custom tile wainscoting throughout ensuite
- Floor to ceiling Maple cabinets for storage
- Double sink vanity peninsula with mirrors, granite top
- LCD flat screen TV ready over tub
- Make up sitting area with oval mirror
- Shower area has ramp entry for accessibility
- ADA Motion faucets

BEDROOM 2 AND 3

- Built-in benches
- Walk-in closets
- Wired for TV and speakers
- Jack and Jill Bathroom features: Private sink areas, shared toilet, large electronic jetted tub/shower enclosure with rain shower head, radio, lights, chromatherapy, jets and steam function and more, built in unit, fully tiled
- Tile wainscoting, heated floor
- Kohler and Toto plumbing fixtures
- Danze faucets
- Crystal chandeliers



Craftsmanship

BEDROOM 4

- Bright with big windows
- Double French doors to closet
- Ensuite, with body shower panel, rain head shower, Kohler and Toto fixtures
- Heated tile floor in bathroom
- Tile wainscoting

2ND FLOOR HALLWAY

- Two linen closets, 2nd has laundry chute to cleaning room

ABOVE GARAGE AREA:

- Separate furnace and air conditioner for this area
- Steam humidifier and electronic air cleaner

SEWING/HOBBY ROOM

- Built-in drawers for supplies
- Chestnut hardwood floor

KIDS MEDIA ROOM:

- Carpet with Luxury Walk underlay
- Pocket door
- Wired for TV and speakers

HALF BATH

- Large mirror and granite counter
- Undermount Kohler sink
- Toto toilet
- Custom C-project tile – wainscoting
- ADA motion faucet

2ND OFFICE

- Large room
- Built-in cabinets with granite counter top
- Built-in drawers for blue prints, paperwork, storage

Walkout Basement

- 10 foot ceilings
- Heated basement slab
- Plush carpet with Luxury Walk underlay

SUITE 1 AND 2 FEATURES

- Reach in closets with French doors
- Shared ensuite 4 piece bathroom, Kohler sinks, Toto toilet, shower body panel with jets, and soaker tub with jets
- Tile wainscoting
- Pocket doors

EXERCISE ROOM

- Wired for speakers
- 10mm rubber flooring
- Extraction fan on timer
- Wired for 3 TVs and speakers
- French doors with glass pane open into main room

GYM

- Large windows for ventilation and natural light

MUDROOM BATHROOM

- Steam jetted shower
- Tile wainscoting
- Access to gym and mudroom
- Toto pedestal sink and toilet
- Fan on timer
- Wired for TV and speakers



Quality and sophistication

BASEMENT BILLIARD/RECREATION AREA

- 10 foot ceiling with minimum bulkhead
- Large wet bar with Bosch dishwasher, Marvel bar fridge, Dacor microwave, Jenn Air icemaker and Summit Kegerator (can be used as small fridge)
- Maple cabinetry and granite counter
- Built-in corner pull out shelving to maximize space in 90 degree corners, Sil granite sink, copper pull out faucet
- Room for full size billiard table
- Wired for TV and speakers
- Pendant, track and pot lights on dimmers, plush carpet with Luxury Walk underlay, heated floor
- Additional wine/storage room behind bar
- See through fire place, stone veneer mantle

MEDIA ROOM

- Tiered seating
- Wire for overhead projection and 165" screen
- Wall sconces on dimmer
- Engineered sound proofing
- Crown moulding for rope ceiling lights

WRAPPING ROOM:

- Area for gift wrapping and storage

LINEN CLOSET

- Storage for basement bedroom linens
- Under stair storage, fully finished

MECHANICAL

- 2 Boilers
- Fan coil - air handlers
- Steam humidifiers
- Hot water tank - 120 gallons
- Radiant heat system
- Electronic air cleaners
- HRV's

ELECTRICAL ROOM – WALK IN

- Main panel
- Secondary panel
- Generator controls/switch
- Phone and security
- Well pump alarm
- All smart home wiring

LIVING AREA BENEATH GARAGE SLAB:

- Under stair storage, fully tiled
- Life Breath - Electronic Heat Recovery Ventilation, which is part of the heat system for the sub garage...heats the air, and moves the air around, brings in fresh air and heats it so cold air never circulates.
- Pocket door
- Excellent storage for building supplies

BEDROOM 3

- French door reach in closet
- Ensuite 3 piece bath – steam/jetted shower, pedestal sink, Toto toilet
- Wired for TV and speakers
- Large windows for ventilation and natural light

LOUNGE AREA

- Playroom or private sitting room for guests or staff
- Large walk in storage closet
- Wired for TV and speakers

BEDROOM 4

- French door reach in closet
- Ensuite 3 piece – steam shower, jetted tub –many features; vanity cabinet with granite counter, under mount Kohler sink, Toto toilet