

6163 Pebblewoods Drive

Design

Magnificent open concept layout
Intricate tray ceilings delineate living spaces to create intimate sitting areas
Warm birch hardwood throughout most of the main floor
All interior doors solid core, many with tempered glass inserts
8" baseboard trim and substantial casings throughout
9', 10' & 13' ceilings

Exterior

Renaissance stone, brick and stucco facade
Gently curving, expansive interlock front walkway
Raised garden beds
Gracious and welcoming covered front porch / portico
Front porch pendant lighting and wall mount accent lighting
Rear yard Trex rear deck which means you don't ever have to stain!
Rear yard natural gas BBQ rough-in
Rear yard mature perennial gardens are edged with interlock stone
In-ground sprinkler system

Foyer

Oversized front door with dual sidelights and arched transom window
13' ceiling
20"x20" tile flooring
Classic pendant light fixture
Pot lighting
Warm, neutral color palette

Kitchen

Dual islands, granite counters with vein-matched waterfall sides
Electrical and phone ports on island
Dual pull out wall pantries - to the left of the fridge and to the right of the wall ovens
6 burner gas counter stove top
Tray dividers above fridge
4 sets of pots and pans drawers
Valence lighting
Cabinets fully extend to ceiling height
Soft close drawers and doors
Neutral backsplash extends to ceiling behind chimney style hoodfan
Double undermount sink with soap dispenser and custom dish strainers in base of sinks
Gooseneck faucet with retractable spray
Separate vegetable sink

Flush breakfast bar with seating for three
GE Monogram stainless steel appliances
Dishwasher located to the left of the double sink with integrated cabinet door-front
Built-in wall oven and Advanti Speed Oven/Microwave
*Microwave oven can be used as an extra oven or as a combination oven/microwave
Advantium Speedcook technology allows you to enjoy oven quality results two to eight times faster than a conventional oven. It's 4 ovens in 1! Speedcook, True European Convection, Warming/Proofing, Sensor Microwave. Skip the preheating with nearly instantaneous halogen heat!

Central vac kick plate located on the island
Electric and phone port on island
Pot lighting
Integrated speaker system

Butler's Pantry

Granite counter with mirror back-splash
Circular stainless steel bar sink
Goose neck faucet
Wine fridge
Upper cabinetry with glass door fronts
Lower cabinetry offers additional storage

Living Room / Great Room

Raised wall mounted gas fireplace with river rock, porcelain liner
Studio stone mantel surround
Large dual paned window with transoms overlooking rear yard
Dropped tray ceiling with subdued ambient lighting - gorgeous at night!
Integrated surround sound and speaker system
Extensive pot lighting
Hardwood flooring

Dining Room

Tray ceiling detail
Classic light fixture
Triple pane transom topped window overlooks front yard
Hardwood flooring
Integrated speaker system
Room for buffet/hutch

Sitting Room (originally designed as an enclosed office)

13' ceiling tray ceiling
Contemporary wall mount gas fireplace with a mix of river rock and glass
Studio stone mantel
Arch window with view to front yard
Transom topped window to the side yard
Hardwood flooring
Window treatments included

Powder Room

Beautiful tile flooring
Moulded sink/vanity with under the sink storage
Dual flush toilet

Laundry Room

Kenmore Front loading direct drive washer
Kenmore Front loading dryer - sensor dry with custom programming
Stainless laundry sink with under cabinet storage
Gooseneck faucet
Spacious countertop - perfect for sorting & folding
Two spacious closets allow for hanging laundry, ironing board, central vac
hose storage & coats storage
Large window overlooks front yard
Direct access to garage

Master Bedroom

Tray ceiling detail
Integrated speakers
8' solid core doors with tempered glass insert
Hardwood flooring
Two spacious walk-in closets with customized built-in storage, his & hers!
Ultimate shoe storage for 30 pairs of your favourite shoes!
Triple pane window overlooking rear yard
Dual windows overlook the treed side yard
Blinds and draperies are included

Master Ensuite

Beautiful granite counter with his & hers vessel sinks
Open towel storage shelving beneath the vanity
Wall mount magnifying mirror
Integrated speaker system
Heated 12"x24" porcelain tiles with wall mount thermostat
Custom seamless glass shower with dual swing glass door
Oversized rain shower head and hand held shower nozzle
Two custom soap niches

Deep freestanding soaker tub with air jets
Freestanding tub faucet with hand held wand
Bidet
Water closet
Two wall mount cabinetry storage units in water closet area

Bedrooms

Bedroom 2 offers a walk-in closet and a large window overlooking side yard and also includes the integrated speaker system
Bedroom 3 offers a large double closet with large windows overlooking side and rear yards
All blinds are included
Hardwood flooring

Guest bathroom

Granite counter
Vessel sink
Bank of drawers & lots of under cabinet storage
Sleek, extra deep soaker tub with tile surround
Adjustable hand held shower nozzle
Dual flush toilet

Lower Level

Unspoiled and ready for your own design!
Air exchanger
High efficiency gas furnace
Air cleaner attached to furnace
Laundry tub
Sewage pump (ready for future bathroom development)
Sump pump
Water softener system
Bathroom rough-in installed / fully drywalled
Closet drywalled underneath the stairs
9' ceilings in most areas
Drywall perimeter walls with premium insulation system
Reflective insulation under concrete floor
Sewage pump - ready for future bathroom development
Bathroom rough-in
Bathroom is fully framed, drywalled and is currently being used as a storage closet
Area underneath staircase is fully drywall and is used as a storage closet

Garage

Oversize 3 car garage
Integrated speaker system!!
Hot and cold water taps
Access door rear yard
3 Automatic garage door openers
Direct access to basement and direct access to mud room
Sprinkler system controls located in the garage
Central vac cannister also located in the garage

Notable Information

Built-in Speakers

Ceiling mount speakers located in great room, dining room, kitchen, family room, master bedroom, ensuite and garage
Wall mount and ceiling mount speakers in great room

Heating and Ventilating

Gas forced air
Central air conditioning

Electrical System

200 amp electrical service
Smoke detectors

Inclusions

Fridge, counter top gas stove, wall ovens, hood fan, dishwasher, washer, dryer
Central air conditioner
Gas furnace
Air exchanger
Air cleaner
Water softener system
Alarm system
All lighting fixtures
All draperies and drapery tracks
Three automatic garage door openers and remotes
Central vacuum cannister and attachments
Sprinkler system

(No exclusions)