

Features of 1862 Whyte Avenue - Villa Serena

Just Some of the Features...

Interior:

Kitchen:

- Open-concept gourmet kitchen with 9' island
- Custom stained espresso Maple cabinets, slow motion drawers & magic corner
- Ceasarstone countertops and mosaic tile backsplash
- Integrated SubZero refrigerator and full size SubZero wine fridge
- Bertazzoni gas cook top
- Miele wall oven
- Miele steam wall oven
- Miele dishwasher
- Miele built-in coffee maker
- Panasonic microwave
- Bar area with integrated Fisher and Paykel dishwasher drawer

Second Floor:

- 2 Bedrooms, 2 baths and open-plan office (could be a 3rd bedroom)
- Both bedrooms have Juliet balconies and French doors
- Master bedroom has barrel vaulted ceiling, gas fireplace & HD TV wiring
- Luxurious limestone tiled master spa bath with:
 - Gas fireplace and HD TV wiring
 - Frameless double shower stall
 - Waterfall shower, side jets and Thermosal steam
 - Towel warmers and magnifying makeup mirror
 - Kohler fixtures and Grohe taps
 - Ceasarstone countertops

Dining Room:

- Custom concrete gas fireplace
- Bar area with wine sink
- French doors open to a private front Roman paved patio

Powder Room

- Crystal designer lighting
- Mosaic tile wall

Living Room:

- Custom concrete gas fireplace, wired above for HD TV.
- Seamless breakaway doors open to sunny rear garden and partially covered patio

Top Floor:

- Studio/office with city & mountain views
- Gas fireplace with HD TV hook-up above
- Powder room
- Walk-out 16'x12' roof top deck

Plus there's more...



Other Features Include:

- Radiant infloor heating
- Custom stained Oak hardwood floors
- 10' ceiling heights
- Solid core doors with European handles
- Perimeter art lighting throughout
- Outlets and switch placement allows for optimum wall space for art
- Wooden slat window coverings
- Low-voltage halogen lighting
- Security system with camera
- Built-in vacuum system
- Surround sound throughout
- Enterphone intercom
- HRV and Cat5 computer wiring
- Stainmaster carpeting

Exterior:

- Superior quality 2"x6" wood frame and steel construction
- Built using the latest Rainscreen guaranteed technology
- 2/5/10 Warranty
- Euroline windows
- Italian tile roof
- Concrete surrounds on windows and doors
- Underground 200amp wiring
- Cedar soffits
- Roman paver sidewalks
- South facing rear garden with:
 - Covered patio with built-in BBQ
 - Exterior gas fireplace
 - Pergola
 - Professional landscaping
 - Single car garage plus parking stall
 - Wrought iron front fencing



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