



12735 Ocean Cliff Drive

Feature Sheet

- 3765 sq ft home with 506 sq ft garage
- 7917 sq ft lot
- Open concept plan
- Modern farmhouse

INTERIOR

- Main floor:
 - Living room with vaulted ceiling and Herringbone flooring.
 - Beautiful wide plank engineered flooring throughout
 - Custom stone rock fireplace with beautiful concrete fireplace surround
 - Custom milled post and beams
 - Designer floating staircase with beautiful glass railings
 - Open concept family room with Nano doors and sliders that open to a custom infinity edge hot tub.
 - Dining room, bar area, wok kitchen, grand entertaining kitchen with Thermador appliances, wine fridge and coffee maker with Nano sliding doors that open up to a custom outdoor BBQ area with fireplace and sitting area
 - Granite and quartz countertops throughout
 - Extensive use of designer wallpaper
 - Custom cabinetry with 'gold' hardware, custom pulls and locks, framed cabinets with furniture kicks. Metal mesh cabinets, paneled refrigerator and dishwasher
 - Mud room with a dog bath, water filler and custom shower.
 - Radiant heated garage includes clever quarters and epoxy flooring
 - Black windows in and out
 - Nano doors
 - Radiant heating nest thermostats

- Upper Floor:
 - Four spacious bedrooms with four washrooms, laundry and sitting area.
 - All upper bathrooms with high end plumbing fixtures
 - All bathroom glass 10ml thickness, custom 'schulter' shower membranes
 - Decorative mirrors throughout
 - Beautiful use of lighting fixtures throughout
 - High end door and lock hardware

EXTERIOR

- Control 4 system 'smart home'
- Underground sprinklers
- Metal and asphalt roof
- Custom wood beams running from exterior of the home into the interior
- Extensive use of cedar shingle siding
- Custom golf putting area and a Pergola off the family room doors
- Custom hot tub with infinite edge
- Outdoor fireplace and fire pit
- 4 hole putting green
- Pergola
- Custom cedar fence
- Beautiful driveway and sidewalk design
- Extensive landscaping