

## **5263 3<sup>RD</sup> Ave Feature List**

- IBC High Efficiency Boiler
- Hi-Velocity Air Conditioning Unit
- Heat Pump
- Radiant Floor Heating
- Generac Back Power Generator
- Westeck Aluminium Windows
- Westeck GrandView Multi Slide Patio Door
- Yoga/Exercise Room
- 3 person Cedar Sauna
- Steam Shower
- Wine Storage Room
- Wine Storage Rack Wall
- Control4 Home Automation
- ALEXA Compatible Home Features
- Bower & Wilkins In-Ceiling Speakers
- Somfy Motorized Blinds
- NEST Thermostats
- Cambria Stone Kitchen Counter
- Miele Built-In Panel Ready 48" Fridge/Freezer
- Miele Built-In Steam Oven
- Miele Built-In Coffee Maker
- Miele Panel Ready Dishwasher
- Miele Glass Cooktop
- Sharp Drawer Microwave
- WOLF Gas Range
- Zero Clearance Regency Fireplace
- 2-WAY Napoleon Vector Fireplace
- Large Flagstone Patio
- Outdoor Prestige Series Napoleon BBQ
- Outdoor Open Flame Fire-pit
- 3 Hole Putting Green
- 3 Gurgler Water Feature
- 9.5" Wide Plank Pravada Hardwood Flooring
- Alarm System with HD Security Cameras
- LED Step Lighting
- Rimless Glass and Aluminium Railing
- Vaulted Ceilings
- Hide-A-Hose Vacuum System
- 1 Bedroom Legal Suite