FEATURE SHEET

1822 - 12 Ave NW **BRIAR HILL**

OVERVIEW:

- 2011 custom built luxury home, designed by renowned architect Michael Shugarman, situated on a 49' x 120' lot in the coveted community of Briar Hill and featuring over 4100 sqft of total space, 4 bedrooms and 3 full and 1 half baths
- Premium location on a quiet street and walking distance to designated Briar Hill (K-6) School and Queen Elizabeth High School (7-9) and (10-12)
- A private backyard featuring professional landscaping including irrigation system, expansive 18'4" x 15'11" deck for outdoor dining and entertaining, and flagstone conversation area
- Detached, oversized, insulated double car garage (26'11" x 21'11") with slat wall, tire racks, bike rack and work bench
- Acrylic stucco and wood exterior
- Fully fenced back yard
- Solid wood interior doors
- Detailed custom millwork throughout
- Flat finish ceilings
- In ceiling speakers
- Custom window coverings
- Premium finish products
- Radiant in-floor heat throughout lower level
- Dual Trane furnaces
- Dual air conditioning units
- 75 Gallon hot water holding tank
- Central vacuum system and accessories

MAIN FLOOR (1482 sqft RMS):

- Site finished rift cut oak hardwood flooring throughout main floor
- Elegant sunken great room featuring an exquisite floor to ceiling window wall looking onto backyard and a gas fireplace with polished stone surround and custom built-ins
- Large office featuring solid oak slider door, custom built-ins and desk, and access to front patio
- Dedicated dining room with wall of windows overlooking deck and backyard
- Gourmet chef's kitchen featuring custom oak cabinetry, glass backsplash and premium appliance package including a Wolf 6 burner gas cooktop, Wolf wall oven and microwave, SubZero refrigerator/freezer, Bosch dishwasher and Brio water filtration system
- Large eating island with granite countertop and additional storage
- Walk in pantry with solid surface shelving
- Casual breakfast area with custom built-in benches and wood table
- Contemporary 2 piece powder room with designer granite vanity with drop-in sink and Kohler fixtures
- Large foyer with panelled wood wall, floating "catch-all" credenza, wall mirror and expansive coat closet

UPPER LEVEL (1429 sqft RMS):

- Site finished rift cut oak hardwood flooring throughout staircase, upper hall and primary bedroom
- Expansive primary bedroom retreat with balcony, perfect for your morning coffee, a built-in beverage area hosting a SubZero mini fridge, and a decadent ensuite hosting dual sinks, quartz countertop, large shower, soaker tub and private water closet
- Primary walk-in closet finished with custom oak cabinetry
- Expansive bedrooms 2 and 3
- Main 5 piece bathroom with dual sinks and granite countertop
- Laundry room with Samsung washer and dryer, additional storage cabinetry, wash sink and granite countertop

LOWER LEVEL (1282 total sqft):

- Radiant in-floor heat throughout lower level
- Family room / flex room with built-in cabinetry
- Fitness room with mirror wall, Bodyguard T240 treadmill and Hoist workout bench
- Large fourth bedroom, perfect for guests or teens
- Four piece bath with quartz countertop
- Cedar lined coat closet
- Clearview infra-red sauna with Jacuzzi red light therapy
- Expansive mechanical and storage room with slat wall for efficient storage and additional Whirlpool washer and dryer

While reasonable efforts have been made to confirm the above information, it is not guaranteed and should be independently verified.

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