

# Finish spec on 2408 7 Ave N.W

## Floor

*White wide oak matte finish*

## Stair

*White oak treads flush set in steel and stain matched to floor 12mm tempered glazing with matte black custom standoffs and handrail*

*Custom steel stringers thin and elegant finished in matte black resin*

## Structure

*Engineered steel I beams exposed finished in matte black resin.*

## Insulation

*See attached form – Extensive Spray Foam*

## Roof

*Torch on Double layer roof membrane / Standing seam metal system over detached garage*

*Curb Mounted Columbia Skylights over bathroom and Stairways*

*¾" Clear Fir Soffits with integrated venting and led lighting*

*Smooth concrete 2 layer painted Facia Panels*

## Millwork

*Solid Core single panel shaker doors painted in Matte charcoal finish/Black hardware*

*3 ½" painted low profile base board, 2 ½" low profile painted casings*

*Solid wood cold air returns and integrated flush floor vents*

## Fireplace

*Custom steel wrapped long box fireplace finished in oiled hot-rolled steel.*

*Napoleon fireplace with fan/remote*

*Pierre Frey wallpaper murals on either side of enclosure Custom entertainment built-ins*

## Kitchen, Mudroom, Butlers pantry

*Oak veneer and custom made doors laquered in flat white and charcoal accents.*

*Solid backed, dovetail joinery with custom wood organizers Custom hot rolled steel wrapped hood fan*

*Miele induction cooktop, double oven, dishwasher, Steam oven, 36 all fridge (servo drive) Subzero all freezer.*

*Custom black mirror backsplash in butler's pantry Custom to ceilings tile work in kitchen*

*Leathered granite counters*

## Basement Bar

*Custom cabinetry Wine fridge*

*Bar sink*

*Custom matched quartz top Loft roughed for additional bar*

*Entertainment unit*

*Custom touch latch cabinets*

*Roughed for either projection or wall tv*

## **Bathrooms**

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*Fixtures by Royal Flush gallery*

*In floor heat*

*Ortec 0.8 Sone Bath fans*

*DVS Dual Flush toilets*

*Marble counters*

*Custom vanities oak veneer, Custom curb less shower, Stone freestanding soaker tub, Custom mirror*

## **Master Closet**

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*Custom oak veneer, matte custom painted walk-in, featuring pull out and illuminated light rods*

## **Master bed**

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*Custom wallpaper Custom huge pocket door*

## **Laundry**

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*Custom cabinetry Built-ins*

*LG graphite steam washer dryer integrated Marble tops and drying rack*

*Linen closet built in*

## **Lighting**

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*Custom integrated track lights, ALL Designer lights (Westelm, and other Mid century modern manufactures)*

## **Utility**

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*6 way Central Vacuum cleaning system, motor in attached garage*

*In floor heating and domestic water on combi boiler setup. In-floor heat in attached garage/basement floors/baths*

*Whole home HRV*

*Two room furnace setup with zoned heating, (1 thermostat per floor) to keep consistent temp between levels*

*Central Air conditioning, Ecobee smart thermostats, Lift station and Sump Pump*

## **Windows**

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*Lux double glazed*

## **Finish Concrete**

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*exposed black Aggregate Driveway/Front entry/Front Walk/Rear sidewalk, stair and rear apron*

*Stamped black Concrete rear deck/back*

*Custom retaining wall on property line to control elevations*

*Super reinforced 15mm rebar 8" O/C retaining wall to allow for extra large basement windows featuring custom integrated 8x8 planter box*

*12mm open top glass railing on stamped black concrete rear deck*

*Aluminium black stair rail and 2nd floor balcony glass rail*

## **Detached garage**

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*Heated oversized finished and painted detached garage 220 v service*

*200amp main service Roughed in for electric car charger*

## **Automation**

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*Ipad integration, Apple HomeKit compliant accessories, Smart thermostats*

*Liftmaster side mounted wifi/battery backup garage openers, Motion light in each garage*

*Exterior camera, Sonos connect sound*