

FEATURES AND FINISHES

DOMUS⁴⁴⁵
BY KINGSMORE

General

INTERIOR

- Interior walls are primed with level 5 drywall finish throughout, paints to be as per interior designer paint schedule.
- Ceiling heights will be:
- Basement 10 foot ceilings
- Ground 11 foot ceilings
- 2nd Floor 10 foot ceilings
- All doors to be of contemporary styles with varying materials with a minimum door height of 9 feet.
- Arched openings wrapped with stone (designer's discretion).
- Window Systems - To be Determined.
- LED Light Fixtures to be installed throughout Domus.
- All bedroom closets are walk-in and are to come with MDF or natural wood built-ins as per Erica Gelman's drawings.

EXTERIOR

- South and East - Precast blocks or natural stone
- North and West face of home to be Glen Gery Biege Brick.
- 30 Year Shingles or Synthetic Slate
- Curved natural wood staircase with floor lighting and textured walls as per Erica Gelman's drawings.

Floor Coverings

- 7.5" Engineered hardwood to be installed as per Erica Gelman's drawings.
- Italian Porcelain tile and/or stone tiles to be installed as per Erica Gelman's drawings.
- Shock absorbent floor to be installed in the Gym.
- Artificial turf to be installed in the golf simulator room.

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Kitchens

- Natural oak cabinetry.
- MDF finish for the kitchen island.
- Natural stone to be installed in the kitchen area inclusive of the backsplash, coffee bar, and pantry.
- Commercial size panel ready Sub-Zero fridge and freezer to be installed.
- 36" Wolf Gas Range
- 30" Wolf Speed Oven
- 46" Wolf Hood Liner
- Pantry will have a Sub Zero Fridge and Freezer along with a wine fridge.
- Hood fan to be of artisanal plaster finish.

Bathrooms

- All washroom millwork to be painted MDF or natural wood.
- Vanity mirrors curated by Erica Gelman.
- Stone or Quartzite countertops.
- Stone freestanding tub to be installed in Primary Ensuite.
- Wall-mounted or floor-mounted one-piece toilets.
- All plumbing fixtures to be chosen by Erica Gelman. A plumbing fixture schedule will be provided at time of purchase.
- Hardware to be chosen by Erica Gelman. Hardware schedule to be provided at time of sale.
- Natural stone or Italian porcelain tiles throughout bathrooms.

Spa

- State-of-the-art steam shower with digital controls.
- State-of-the-art Swedish sauna with digital controls.
- Stone tile and/or porcelain throughout.

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Laundry

- Basement and 2 nd Floor laundry rooms
- State-of-the-art machines
- Hanging rack with drainage for indoor drying

Safety and Security

- CCTV infrared night vision camera system.
- Surround sound - Bose system or equivalent.
- Smart home connectivity with an app if desired by the Purchaser.

Comfort System

- 2 - 3 furnace and condenser system.
- Split zones per floor with sensors.
- In-floor heating under all tiled floors.
- Snow melt heating system in the driveway.

Electrical

- Plugs, lights switch, light fixtures, and all other fixtures will be installed as per Erica Gelman's drawings.

Theatre

- Tiered flooring with theatre seating
- 80" TV or larger.

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Gym

- Peloton bike
- State-of-the-art equipment as per designer's specifications.
- Beverage fridge to be installed
- Shock absorbent flooring.

Golf Room

- Ceiling-mounted golf simulator with smart turf.

Elevator

- Front loaded hydraulic elevator from basement to 2nd floor.

Landscape

- Driveway - Poured in place concrete with snow melt hydronic system.
- Drip irrigation system for all flower and plant beds
- Poured in place concrete pool with state of the art heating and filtration system.
- Exterior kitchen
- Sedona 42" gas BBQ
- Sink
- Bar fridge
- Gas lines to all gas fired appliances and systems.

Garage

- Potential height for hydraulic lift. This will be an extra to the contract should the Purchaser desire it.
- Epoxy finish throughout with 4ft wrap around the entire garage.

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