

529 East 17th Avenue (Rear Residence) | Feature List

A modern 1600 square foot three bedroom, semi-detached residence with private back yard.

Thoughtful design:

- Open concept living/dining/kitchen with 9' ceilings
- 13' lift and slide door leading out to a flat, manicured back yard
- Second floor featuring two large bedrooms with generous closet space plus a bathroom with double vanity and tub
- Large additional storage closet and laundry room on second floor
- Stunning third floor master retreat with a huge walk-in closet, 11' vaulted ceilings and a covered balcony overlooking the north shore mountains
- Spa-like master ensuite with free standing soaker tub and curbless shower, double vanity with custom medicine cabinet and a spectacular skylight

Dedicated back yard and garage:

- Oversized private garage ready for electric car charging
- Rarely available walk-out back yard
- Modern low maintenance landscaping
- Custom patio with gas barbeque connection

Beautiful, energy efficient and durable building:

- Energy star locally made Vinyltek brand windows with a lifetime warranty
- Super insulated walls (exterior and interior)
- Fully rain screened, low maintenance exterior
- Custom metal architectural details and concrete composite shingles

Chefs kitchen with no compromises:

- Anchored by a nine-foot island with built-in dining banquet that seats eight!
- Custom millwork by local cabinet maker featuring fully integrated appliances
- Dedicated pantry and plenty of smart storage
- Fisher and Paykel appliances featuring a fully integrated (paneled) 36" fridge, 30" self cleaning wall oven and low profile 30" gas range
- Fully integrated (paneled) Bosch dishwasher and built-in microwave
- Authentic Caesarstone 'airy concrete' quartz countertops and backsplash with a matching white Silgranite sink
- Show stopping, six-foot long feature chandelier by Sonneman lighting

Advanced mechanical systems:

- On-demand hot water system by Viessman
- Heat recovery ventilator (HRV) for efficient fresh air ventilation
- Comfortable radiant in floor heating on all levels
- Master bedroom pre-wired/plumbed for air conditioning
- High efficiency gas fireplace
- LED recessed and feature lighting

- Full fire sprinkler system, interconnected smoke and carbon monoxide detectors for peace of mind

Centralized smart home technology:

- All centrally controlled by a wall mounted screen or in your kitchen or your phone (technology by 'Brilliant')
- WEMO smart lighting switches
- Ring video intercom
- Ring security camera
- Built-in ceiling speakers, including in the master ensuite (ready for Sonos)
- Smart thermostats by Honeywell
- Ceiling mounted wireless access point, meaning no wifi dead spots in the house
- Full DSC alarm system
- All rooms pre-wired for tv/cable/internet to a central cabinet for future expansion

It's in the details:

- Engineered wide plank white oak flooring everywhere
- Matte black hardware and plumbing fixtures featuring luxury brand Riobel
- Modern Kuzco brand LED lighting everywhere
- Efficient closet and storage systems
- Modern roller shades w/ blackout in bedrooms
- All solid core doors and black Emtek brand hardware

An experienced, award-winning team:

- Local builder WLK homes
- Design by Architrix
- Interiors by Marrimor design studio
- Backed by a 2-5-10 warranty provided by WBI insurance