

CUSTOM HOUSE FEATURES

161 TANNERS DRIVE ACTON, ONT

Main floor - 2000 sqft

Lower floor -1500 sqft

Construction completion January 15th 2005 by, Charleston Homes

EXTERIOR

- Arriscraft Stone front facade with pot lighting
- FRP & insulated knee wall on garage walls
- All windows above grade & are high end casement windows
- Curved front entrance stairs
- Insulated garage doors
- Separate side entrance door to garage
- Tyvek house wrap
- Drain clad on foundation
- Electric auto garage door rough-in
- Insulated garage walls & ceiling
- Double door / French doors to back yard deck from kitchen
- Built-in cabinets / shelves in garage

MECHANICAL

- Carrier High efficiency furnace
- Carrier Central air conditioner
- Kenmore Central vac
- HRV heat recovery unit to kitchen, laundry, & all bath rooms
- 200 amp electrical service
- Gas fireplace
- 86 kg large water softener
- Hard wired smoke alarms
- Extensive cable tv outlets throughout.

CEILINGS

- 9 ft ceilings throughout main floor
- 14 ft cathedral ceiling - master bedroom
- 14 ft cathedral ceiling - great room
- Coffered ceiling in dining room

MUD ROOM

- Reduced mechanical room to favor mud room
- Half wall in mud room with glass block
- Double door to games room from mud room
- Extra window to work out room
- Coat hanger and shelving to mud room
- Garage entrance door from mud room
- Under stair storage

REC ROOM

- R-24 insulated foundation wall
- Sound attenuation in all walls and ceilings
- Built-in floor to ceiling teak wall unit 15 ft wide made in Germany
- Central vacuum,
- All windows above grade
- 2 return air plenums
- Extensive electrical plugs in custom 2 bedrooms with built in coaxial cable, telephone, & Ethernet
- Rough in speaker wire to four corners

MASTER BED ROOM & ENSUITE BATHROOM

- 14 ft cathedral ceiling
- Large glass corner shower
- Oval built-in step up tub with jets
- Custom shelving in large walk-in closet
- Mirror wardrobe 3 meters wide

KITCHEN

- Custom Barzotti cabinets
- 12 inch on center floor joists
- All stainless steel appliances
- Large 16" tile ceramic flooring with accents
- Granite topped island with overhead lighting
- Floor level vacuum sweep outlet
- Pot lighting
- Under cabinet lighting
- Tile back splash
- Garburator rough in
- Raised 3 inch counter top
- French glass pantry door
- Large walk-in Pantry with

GREAT ROOM

- 14 ft cathedral ceiling
- Elliptical arch transom
- Custom cabinets full height with built in surround fireplace
- Plank hardwood floor

OTHER

- Scalable architectural drawings
- Lot survey
- Security alarm system
- Manufacturers manuals for all appliances and mechanical devices
- 800+ j-peg images of house under all stages of construction