

HOME SPECIFICATIONS

SEPTEMBER, 2013

A Luxury Offering Designed to Enhance your Lifestyle

SANDPIPER COURT is Barbini's latest offering – a luxury home that sits on a spectacular lot with outstanding private views; a hidden gem overlooking the Laurentide Park.

12 Sanpiper Court is a home that is minutes away from the Dunalda Club, Fairview Shopping Mall and the up and coming Shops at Don Mills. The home is located in a quite neighborhood with good schools, parks and is situated as such so that it is easily accessible by two major highways.

This contemporary home offers approximately 3,000 square feet of living space with a beautiful private oasis; the back yard. The home provides a complete array of elegant design details and finishes together with the advantages of superior air quality and energy efficient systems. A home that has been future proofed to evolve with the ever changing technology, this home offers a completely luxurious lifestyle designed to grow and develop with the purchasers' desires and future needs.

The following presentation details all the materials, systems and building methodology that make this home truly exceptional.

Exterior Materials and Details

This home has been designed with a carefully chosen portfolio of natural materials to provide an aesthetically pleasing exterior that is in perfect harmony with the neighborhood and virtually maintenance-free for the owner.

Entrance landing and front porch in flamed black granite crafted on new concrete base.

Custom designed and made front door system in factory special finished white oak with an opening sidelight door panel.

New metalwork soffit, fascia, eaves and downspouts

Extensive recessed lighting front entrance, front porch, and garage overhang all using premium LED bulbs.

Entire exterior of house finished in premium Stucco application on one and a half inch Styrofoam insulation.

New Timberline Architectural roofing shingles.

All new low E Energy Star windows by 'Dashwood Industries'.

Custom oversized sliding door by 'Anderson'

Provision for gas barbecue at back deck

Two new gas fire places – one with a open flame log remote controlled unit and the other energy efficient modern gas insert

Two skylights at roof for natural lights in Master and Main bathroom.

In-ground water sprinkling system

Two hose bibs – at the back, and in the garage

Generous two-car garage with custom new garage door from 'Garga' factory finished, insulated with commercial operator, automatic locking system device and wireless digital keypad control. Separate entrance to garage.

Provisions for 6 security cameras throughout the all three entrances encompassing the perimeter of house.

Cedar deck with glass railings with provision for barbecue.

Landscaping

New contemporary interlocking driveway.

The front piers and planters are caped with cut limestone, boxwood plantings, and lights controlled by inside switch on electronic timer.

The driveway newly installed asphalt

In-ground water sprinkling system servicing the entire property

Extensive mature professionally groomed landscaping throughout the entire property.

Interior Elements

12 Sandpiper Court has been redesigned as a sophisticated functional modern home. With multifunctional principal areas and dramatic entrance this home offers an elegant flow of space for entertaining while providing all the comforts for family living. Thoughtful design, detailed custom millwork and finely crafted cabinetry appoint all the interior spaces creating a truly uniquely fresh environment.

The Front Vestibule Area

Contemporary 12 mm tempered glass railing with four-inch stainless steel shoe and stainless standoffs. Minimalistic white oak round handrail is used to match your front door system.

Vaulted ceiling with modern plaster molding detail including featured rope lighting.

Recessed lighting with LED bulbs.

A 5' x 8' custom-designed contemporary white oak door system with operational sidelight, both featuring four thermal acid etched glass panels affording brightness and privacy at the front entrance area.

Bamboo flooring.

Powder Room

12 x 24 Lipica Vnito Polished Marble

Toto dual flush soft close toilet

Mare Polished Chrome Faucet

Vanity cabinet with Marble countertop

Recessed lighting with LED bulbs

Humidity & motion sensing fan by 'Panasonic'

Living Room Area

Bamboo flooring

Custom Media cabinet with built in lighting

Remote operated open gas fireplace with Granite surround & hearth

Wired for television above fireplace with HTML cables, and security cameras

Floor-to-ceiling windows

High baseboards

Bamboo flooring

Mud Room

Frosted glass door entry
Closet
Built-in bench & shelving for storage
12 x 24 Lipica Vnito honed marble floor
Recessed lighting with LED bulbs
Contemporary door hardware

Kitchen Area

Barbini Custom Kitchen with feature walnut and white cabinetry
Bamboo flooring
Sub-Zero refrigerator with freezer drawers
Miele dishwasher
Wolf Convection microwave
Wolf gas cooktop, stove & hood fan
Wired for Wolf warming drawer
2 ½ inch Caesarstone countertops
Caesarstone backsplash
Stainless steel double undermount sink with Tara Ultra faucet with pro pivoted handspray and 360 degree swivel spout
Slide-out waste drawer
Soft-close drawers and doors throughout
Spice drawer on each side of cooktop
Custom height Anderson double unit gliding patio door walkout to deck & backyard
Under cabinet lighting
Blum cabinet hardware systems
Feature Walnut wood cabinet surround
Modern pendant lighting above Island
Recessed lighting with LED bulbs
4'x8' island with breakfast bar area for four and hidden storage cabinets below

Dining Room Area

Bamboo flooring
Beverage station with Jenn-Air dual temperature wine fridge
Feature glass display cabinet with lighting within
Under cabinet lighting
Walnut backsplash

High baseboards
Three Floor-to-ceiling windows
Individually operated sheer roller blinds for separate windows by 'Hunter Douglas'
Provisions for internet & phone

I. Master Bedroom

Bamboo flooring
Floor-to-ceiling windows
Wired for internet & cable, and security cameras
His & her closet
Sheer roller blind
Recessed lighting with LED bulbs
Contemporary door hardware

4 Piece En-Suite Master Bathroom

Heated floor on separate electronic control.
12 x 24 Silver Pearl polished Marble tile floor
Avenue Polished Chrome plumbing fixtures
Recessed lighting with LED bulbs
Contemporary wall light sconce
Skylight
Frameless glass shower with 12 x 24 Silver Pearl polished shower enclosure with 1x1 Silver Pearl shower floor
Rain shower head & handheld shower system
Humidity & motion sensing fan by 'Panasonic'
Custom vanity cabinet with two (his & her) medicine cabinets
Dual flush soft close toilet by 'Toto'
Caesarstone countertop with Kohler undermount sinks
Caesarstone shower bench and curb top

II. Bedroom

Bamboo flooring
Wired for internet & cable
Overlooks private backyard
Double closet
High baseboards
Contemporary door hardware
Contemporary fixtures

III. Bedroom

Bamboo flooring
Wired for internet & cable
Bay window
Overlooks private backyard
Double closet
High baseboards
Contemporary door hardware
Contemporary fixtures

4 Piece Main Bathroom

Heated floor on separate electronic control
12 x 24 polished Marble tile flooring
Caesarstone countertop with Kohler undermount sink
12x24 Marble tile tub surround
Soho polished chrome fixtures
Skylight
Humidity & motion sensing fan
Recessed lighting with LED bulbs
Custom vanity cabinet
2 Modern wall sconces
Rectangular Modern tilting mirror
Toto dual flush soft close toilet
Contemporary door hardware

Lower Level [general]

Commercial grade broadloom
Storage under staircase
Recessed lighting with LED bulbs
Open Hallway accessible by all rooms

Wine cellar

Custom Cherry wood feature back panel
270 Bottle Capacity
12 x 24 Granite tile flooring
Contemporary door hardware
Contemporary track lighting

Bathroom

12 x 24 polished Marble tile flooring
Frameless glass shower with Caesarstone curb top and 1x1 shower marble floor
Contemporary 4 x 16 glazed ceramic tile shower surround
Soho shower fixtures
Toto dual flush soft close toilet
Floating vanity with porcelain sink
Contemporary door hardware
Contemporary wall sconce
Recessed lighting with LED bulbs

Recreation/Family Room

Commercial grade broadloom
Walkup to backyard with glazed door system
Multiple above-ground windows – Sun filled
Gas fireplace insert with Granite mantel & feature contemporary wallpaper
Wired for television above fireplace
Wired for 80” television/projector screen with reinforced ceiling
Wired for internet & cable
Wet bar with A loft polished chrome faucet, stainless steel 11’ diameter sink and Danby mini refrigerator
Custom cabinetry in dark stained mahogany, one side for a beverage station and a matching other side for storage and possible audio and television equipment.
Conduit television cables
High baseboards
Recessed lighting with LED bulbs

IV. Bedroom

Commercial grade broadloom
2 closets
Above-ground windows
High baseboards
Wired for internet & cable
Contemporary door hardware
Contemporary fixture

V. Bedroom

Commercial grade broadloom
Above-ground windows
Transom window
High baseboards
Wired for internet & cable
Contemporary door hardware
Contemporary fixture

Exercise Room / Den

Commercial grade broadloom
Wired for internet & cable
Large closet
High baseboards
Contemporary door hardware
Contemporary fixture

Laundry Room

Porcelain tile flooring
Samsung washer & gas dryer
Large sink with polished chrome pull out faucet
Raised appliance depth countertop
Custom wall-to-wall upper & lower cabinets

Utility Room

Porcelain tile flooring
Electrical Interior Sub Panel
Heating and air-conditioning equipment
Security Equipment in one termination box
Audio, camera, data, cable wiring all in three separate termination boxes.
Central Vac system and hoses

Backyard

Clear Cedar deck with glass railings
Gas barbeque hookup
Professionally landscaped
Interlocking brick patio
Wooden trellis and Wooden fencing
Overlooks Laurentide Park with mature trees & gardens
Private
Irrigation system
3 wall sconces
Exterior electrical outlets

Current Building Methods combine with State-of-the-Art HVAC System combine to deliver Comfort, High Energy Efficiency and Low Maintenance

Conceived as a luxury offering, this home was also designed to incorporate the most practical and desirable elements of “green building” today. The renovation of the house features the highest quality materials and superior applications that contribute to meet the high standard set for this home.

Selected Construction Features

Sound attenuation insulation batts installed at selected interior walls including all washrooms, and ceiling of Recreation Family Room.
Solid bridging at all new interior and new exterior walls.
Energy Star labeled Dashwood Windows rated for Zone C - Arctic climate.
Premium Anderson sliding door.
New 2 x 4 floor-to-ceiling walls and insulation and vapor barrier around the interior perimeter of the lower-level throughout.
New blown in insulation in the attic.
The entire house has on the exterior 1 ½ inch Styrofoam insulation as the base to the stucco work.
New roof featuring an premium shingle.
New gas service to the house including Brand-new gas piping system.

State-of-the-Art Mechanical System

Working together with the superlative construction materials and building methods, the home's mechanical systems provide the ultimate in comfort for the homeowner and contribute to the home's substantially.

The mechanical elements were selected to provide an Advanced Fully-integrated Comfort System that delivers high energy efficiency and long-term cost savings. One of the ways the mechanical systems achieve this is by using dual purpose appliances such as a boiler to provide space heating as well as domestic hot water. This heating system delivers the same efficiency as a high-efficiency furnace but higher efficiency on the hot water heating side. With this system there is no rental tank required. This improved efficiency contributes to the cost savings realized by the homeowner.

Warm and cold air is distributed throughout the home by an integrated air handler and heat recovery ventilator (HRV). HRVs recycle the energy normally exhausted from the home and use it to help heat the fresh air being brought into the home. Every 12 to 16 hours, the system delivers a full exchange of air for the entire house. In a similar fashion, the drain water recovery system [Power Pipe] captures and recovers the heat from hot water showers that would normally be flushed down the drain and redeploys it to pre-heat water for the mechanical system.

Cooling is achieved by 14.5 seer air-conditioning unit that uses environmentally friendly Puron as a refrigerant.

The air cleaner installed is a deep pleated media filter that captures substantially more airborne particles and pollutants than standard 1 inch furnace filters. This deep pleated filter consists of several square feet of filtration material folded over and over to provide several times the surface area of filtration material. This system produces highly effective cleaning efficiency against even the smallest particles.

The humidifier system [Honeywell HE 300 humidifier] ensures that the home and its occupants are getting the right amount of moisture all the times. There is a simple control to monitor the desired relative humidity in the house. This is the most current system that Honeywell offers as it has an integrated fan and a capacity of 18 gallons per 24 hours, therefore in the cold dry winter days the homeowner can set and deliver the setting he would like for his desired comfort.

The Honeywell programmable thermostat can be controlled through your handheld smart phone.

Selected Mechanical Systems

Energy Star labeled Integrated Hydronic Air handler / HRV with ECM Motor.
[Lifebreath.com]

Energy Star labeled 14.5 SEER Three-ton Keeprite air-conditioner
Honeywell HE 300 humidifier [Honeywell.com]

Premium Honeywell Media Air Cleaner [Honeywell.com]

Honeywell process thousand Wi-Fi programmable thermostat.

A completely passive heat recovery unit recovering the heat from hot drain water from showers. [Power-Pipe TM. renewability.com]

All mechanical fans in bathrooms and laundry room are by Panasonic and all but the laundry room fan are motion sensor and humidity controlled.

Both sensor and humidity levels can be easily changed to homeowners desired settings.

Gas lines for dryer, kitchen cook top, exterior barbecue.

All new and gas lines throughout the house.

Please note that all systems are brand-new and carry their full manufacturer's warranty.

Selected Electrical Features

200 amp electrical service with all new wiring throughout the house.

Approximately 85 recessed lighting with LED bulbs distributed throughout

Selected surface fixtures included.

Holiday lighting plug at front exterior porch ceiling controlled by switch inside front closet.

Selected Plumbing Features

A new 1 inch water supply line to house. ¾ inch lines to master bathroom.

The entire house has all new plumbing supply lines and drains.

New drains underneath basement concrete including a back flow preventer installed.

A Highly Secure Home Environment

Every aspect of security and safety has been considered in this home. The security system is already installed including touch screen key pad in front hall, and keypad at mudroom entrance. The alpha numeric keypads are self explanatory, user-friendly and chosen for their appeal to complement the home's interior aesthetic. The house is protected from fire and smoke with smoke and carbon monoxide detectors tied into the monitoring system. Additional security is provided by the contacts installed in all lower level and

main floor doors and windows. To enhance the security level of the home we've provided future ready wiring for cameras at six exterior locations.

Security System Elements

Touch screen keypad color display with icons

LCD L Alpha keypads [labeled zones and additional features] front door and side door

Paradox panel

Main Floor includes ceiling glass break detector at kitchen area

Main Floor includes microwave motion detector: foyer/kitchen/ hallway

Main Floor includes contact entry doors: front/patio/ side door/ basement door

Main Floor includes monitored smoke detector

Main Floor includes monitored carbon monoxide detector

Lower-Level includes dual tech microwave motion detector: Hallway/family room

Lower-level includes ceiling glass break detector in beverage area

Lower-level includes contacts on Windows

lower-level includes monitored smoke detector

lower-level includes monitored carbon monoxide detector

one battery

one in home siren

one transformer [power supply]

Two zone expanders.

Camera Ready System Elements

The home is wired for a six camera system that allows monitoring of all entrances through televisions in the main living area, master bedroom, and family recreation room. Using the television remote, you can flip to the full screen image of any camera or a four-screen display of all cameras at once.

RG 59 Simese Video Wire, 18-2 Power Wire and Cat5e Interface Wire

Run feed to TV in first floor main living area cabinet

Run feed to TV in master bedroom

Run feed to TV in lower-level recreation family room

Locations of future cameras are as follows: front door, front garage side door, back patio door, back corner, side entrance door, side basement backdoor.

Future Ready, Modern Technology for Data, Voice, Cable, and Automation

The home has been meticulously designed to provide all the convenience and utility options that modern families need for comfort, entertainment and enjoyment of the home.

Wiring and cable for all services run to central smart cabinets in the lower level allowing easy access and a well organized systems room
The main living space and the Family Room have full HD television capability installed and ready to be plugged in including camera viewing capability.
Master bedroom is also equipped with camera viewing capability.
The house is pre-wired and future ready for Rogers Cable television service in most bedrooms and the lower level Recreation family room.
Multimedia connections including networking, cable, phone are provided under one Decora-style cover in most rooms.

Audio System

The home comes equipped with a distributed audio system that allows music to be controlled in the main living area with four speakers ceiling speakers and a separate wired system in the Family Recreation room including two ceiling speakers. Future ready for all desired equipment including TV integrated with system.

Automation [TV and speaker Rough-in] Elements

Rough- in only over Fireplace [first floor]

One only 5 m HDML/Coax RG – 6 Cable TV [black jacket]
Rough – in speaker wires x 5 for sound bar
Two only Coax RG6:1x cable TV/ 1x camera feed
Two only Cat-6: 1x Equipment area / 1x direct to panel
Includes four high-quality ceiling speakers

Rough- in only for Recreation Family Room

One only 5 m HDML/Coax RG – 6 Cable TV [black jacket]
Rough – in speaker wires x 5 for sound bar
Two only Coax RG6:1x cable TV/ 1x camera feed
Two only Cat-6: 1x Equipment area / 1x direct to panel
Two only 16-2 Rough – in audio wires for back sound speakers
Includes four high-quality ceiling speakers

Recreation Family Room: Future Proof

One only 2 inch flex tube from sidewall location to wall above fireplace as a provision if homeowner would like television to be installed over fireplace

Central VAC System Elements

Central VAC system by Eureka with Electronic low voltage power hose and deluxe low-voltage kit. This system requires no replacement bags.
Quilted sock for hose to protect baseboards

