



**4 Winchfield Place**

*Classicaly styled. Professionaly built.*

## **ABOUT THE BUILDER**

Amedeo Barbini built his first architecturally designed home in the Toronto Beaches in 1977. Since then he has done extensive work in Canada and the US, not only building homes and estates, but also large-scale renovations, in addition to condominium, corporate and retail projects. Known for his quality work and passion for detail, Barbini has worked with top designers with his company Trimont Construction. He has also completed numerous design/build projects for individual clients through his company Tristar Design. His work has been featured in Style at Home, The Toronto Star, The National Post, and on HGTV's Design for Living.

Barbini Developments is registered with the "Ontario New Home Warranty Program", which is now called TERION. In addition to the homes being covered under TERION, some Barbini homes come with a post sale service package, offering complimentary consultation time with a designer, and a complete home manual with product warranties organized, as well as advice on the care of the home and its finishes, and a service directory with referral to various professionals.

For More Information: [www.amedeobarbini.com](http://www.amedeobarbini.com)

**4 WINCHFIELD PLACE**

**LOT SIZE:** 70 X 108

**TAXES:** To be assessed

**DRIVEWAY:** Circular Driveway

**ASKING PRICE:**

**COMPLETION DATE:** November 2004

**BUILDER:** Amedeo Barbini - Barbini Developments Inc.

## **4 WINCHFIELD PLACE**

### **Selected Construction Features**

- : All kiln dried material used.**
- : Sound attenuation batts at selected Interior walls including washrooms, and furnace room.**
- : Sound attenuation batts around all plumbing drain pipes.**
- : Solid bridging at all interior and exterior walls.**

### **Mechanical Features**

- : 200 amp electrical service**
- : All mechanical fans in bathrooms, and laundry room are Panasonic 110 CFM premium grade silent fans.**
- : Teledoorbell system included.**
- : Central VAC system complete with kitchen island baseboard out let, nine standard outlets, vac system in the garage.**
- : Multimedia [networking, cable, phone] under one Decora style cover**
- : Approximately 135 pot lights throughout.**
- : Security system installed including key pads in front hall, mudroom, and master bedroom, complete with battery backup.**
- : A 4 tn. variable speed high-efficiency gas furnace, air filter, humidifier, and an air exchange unit, and a 4 tn. air-conditioner.**
- : Gas Line for Exterior Barbecue**
- : gas line for dryer**
- : gas line for hot water tank**
- : gas line for kitchen cooktop**
- : Floor drain in garage [to clean cars in winter].**
- : 1 in. water supply line to house**

### **Exterior**

- : Circular driveway in a combination of Stone and asphalt, stone walkway to the side door and backdoor garage.**
- : Inground water sprinkling system.**
- : Stone basement Window Wells**
- : Custom-made front door system in stained oak with a 2 1/4 inch door and custom wrought iron appliqué**

## 4 WINCHFIELD PLACE

### Exterior Cont.

- : Wrought iron decorative elements at front windows**
- : Upgraded windows, ¾" ultra dual warm-edge seal for optimum efficiency, multipoint locking hardware, and low-E energy efficient glass.**
- : Flagstone entrance porch**
- : two hose bids**
- : provisions for gas barbecue at back**
- : Two-car garage with water drain**
- : Custom garage doors is with remote openers**
- : Château roof shingles.**
- : prefinished aluminum eaves, fascia, soffits and downspouts.**
- : Large 4 by 8 foot skylight at center of roof.**
- : Stucco throughout on 1 1/2 inch Styrofoam with custom moldings throughout.**
- : Decorative lighting at front of house and five pot lights lighting exterior front of house.**
- : Side entrance into mud room**
- : Entrance into mud room from garage**
- : Entrance into garage from back**

### The Mainfloor

- : Ceiling Heights at 10 Ft. and Crown moldings throughout**
- : Stone vestibule and inner foyer with a oval detail**
- : Stone in powder room and mud room**
- : Hardwood floor throughout except for Stone areas**
- : Front library with glass French doors, custom bookshelves, coffered ceiling, and applied architectural molding details throughout.**
- : Fireplaces in living room and family room**
- : Mudroom with pet/boot shower**
- : Generously sized kitchen with large island including two separate sinks.**
- : Walk out to the back of the house through the breakfast room.**
- : Feature oval center hall with oval skylight positioned 33 ft. up from mainfloor**
- : Interior millwork features include 1 3/4 inch by 8 ft. high solid core doors with architectural molding appliqué, 8 in. plus baseboards, architectural molding features throughout, satin nickel door hardware and hinges.**
- : Powder room with a furniture type vanity and oversized crown molding.**

## **4 WINCHFIELD PLACE**

### **The Second-floor**

- : Five bedrooms and four Ensuite bathrooms.**
- : Hardwood floors throughout except for bathrooms where there is Stone**
- : All Ceilings 9 Ft.-High with Crown moldings throughout.**
- : Interior millwork features include 1 3/4 inch by 7 ft. 6 high solid core doors with architectural molding appliqué, 8 in. plus baseboards, architectural molding features throughout, satin nickel door hardware and hinges.**
- : Master Bedroom with raised ceiling and fireplace.**
- : Master washroom includes all polished nickel fixturing, two sinks on separate custom millwork vanities, custom luxury shower which includes steam unit, rainhead, showerhead, and separate handheld shower unit.**
- : Master washroom includes electronically controlled heated floor.**
- : Large Laundry Room with window.**

### **The Lower-level**

- : All 9 Ft. Ceilings**
- : Premium Quality Wool Carpet throughout.**
- : Interior millwork features include 1 3/4 inch by 7 ft. 6 high solid core doors with architectural molding appliqué, 6 in. plus baseboards, architectural molding features throughout, satin nickel door hardware and hinges.**
- : Nanny's/exercise room with generously sized Ensuite with a walk in shower/spa which includes rain head and separate hand held shower unit on an adjustable bar.**
- : Large furnace room, which includes a laundry sink.**
- : Separate Powder Room, storage room and cold cellar.**
- : Large Main Area**

## **4 WINCHFIELD PLACE**

### **The Professional Team**

<b>Architectural Design</b>	<b>Sabina Rottenberg [Integral Design Associates] Amedeo Barbini</b>
<b>Landscape Contractor</b>	<b>Four by Four Contracting</b>
<b>Interior Design</b>	<b>Ingrid Hanslep[Tristar Design Consultants] Amedeo Barbini</b>
<b>Construction Management</b>	<b>Rudy Van Oorschot[Trimont Construction Services] Amedeo Barbini</b>

# Barbini

## Post Sale Service Package

### 4 Winchfield Place

As part of the purchase of 4 Winchfield Place, the new homeowner may be entitled to the **Barbini Post Sales Service Package** which includes a complete home manual with guides for the care of the home and its finishes, as well as a service directory and referral to various professionals who are familiar with the home. It also includes a **Design Service Offering**, time with the designer who worked on the home.

#### Design Service Offering

The Design service offering includes up to 15 hours of design time. This time may be used to address your specific requirements to make your new house a home.

Suggested items that can be addressed:

- Bathroom accessories
- Closet interiors
- Ideas on window treatments
- Furniture placement and layout of existing and possible new furniture
- Suggestions on lighting fixtures
- Entertainment area/Media area
- Make your own list
- Decorate one room



This **Design Service Offer** is valid up to six months after date of closing.  
This **Design Service** is provided by Tristar Design Consultants