

# Special Features

*1497 Lakeshore Road W, Oakville, Ontario*

ENGELBRECHT

ASSOCIATES

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## EXTERIOR HIGHLIGHTS/ UPGRADES

- Custom cabana with built-in gas fireplace
- Inground chlorine pool with UV filtration system, LED lighting, water feature, and underground equipment room
- New pool equipment (2025): Two Pentair variable-speed pumps and Pentair MasterTemp pool heater
- Fully landscaped yard with poured concrete paving throughout
- Exterior and landscape lighting throughout
- Black cedar hedge upgrade (approx. 300 linear feet)
- Two electric entry gates at driveway
- Gutter guards installed on all soffits
- Custom epoxy garage flooring
- New garage doors and motors (2023)
- Upgraded natural gas line supply

## INTERIOR UPGRADES

### KITCHEN & APPLIANCES

- Butler's pantry with Monogram wine fridge and Bosch dishwasher
- Built-in pot filler over stove
- Premium Thermador built-in appliances:
  - Coffee machine
  - Two wall ovens
  - Pull-out drawer microwave
  - Six-burner gas cooktop
  - Double-door fridge/freezer
  - Dishwasher

### LIVING AREAS & FEATURES

- Indoor/outdoor custom gas fireplace
- Office with custom gas fireplace
- Water purification system (owned)
- Reverse osmosis system (owned)
- Central vacuum system
- Custom laundry room with built-in storage
- Luxury light fixtures throughout
- Elevator rough-in

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## SECOND LEVEL COMFORTS

- Heated floors in all bathrooms
- Primary suite includes:
  - Custom built-in vanity
  - Custom walk-in closet
  - Private walkout balcony
- Built-in office nook

## BASEMENT

- Wall and ceiling paneling throughout
- New hardwood floors with radiant in-floor heating
- Custom gas fireplace in bedroom/den
- Custom bar with sink and professional-grade ice machine
- Renovated 4-piece bathroom with steam shower and heated floors
- Wine cellar with built-in cooling system
- Two staircases for access
- New exterior door in mudroom

## SMART & SECURITY FEATURES

- Intercom security system
- Built-in unlinked alarm system
- Newly fitted carbon monoxide and smoke detectors (2021)
- Sonos Multi Room Audio