

DETAILS FOR 390 SEATON DR

EXTERIOR – FRONT ELEVATION

- Executive two-storey
- Classic European-inspired façade
- Full brick exterior
- Stone skirt base wrapping the lower façade
- Stucco upper gables
- Arched entry detail
- Custom solid wood front door
- Asphalt shingles
- Mature cedar privacy trees framing entrance
- Stone steps
- Double car garage
- Automatic garage doors with upper window panels
- Exposed aggregate driveway
- Professionally landscaped property

FRONT ENTRY / FOYER

- Upgraded iron chandelier and matching hall light fixtures
 - Custom solid wood front door in rich espresso stain with extra-large Palladian-style transom and textured leaded glass sidelights
- Full custom millwork casing around door frame
- Oversized deep wood baseboards in matching trim finish
- Custom door casing trim package
- Custom plaster crown moulding
- 9 foot main floor ceilings and 12.5 foot foyer ceiling
- Dark stained curved oak floating staircase
- Deluxe iron pickets
- Upgraded handrails
- Upgraded newel posts
- Matching extra-wide staircase to the basement located off the breakfast room
- Gorgeous upgraded marble floor tiles
- Upgraded solid interior doors, upgraded hardware and hinges with antique iron finish
- Decorative square columns at entrance to the kitchen and family room areas
- Flawless smooth finished ceilings throughout

KITCHEN

- Deep coffered ceiling
- Custom plaster crown moulding
- Recessed lighting throughout
- Three pendant lights above island
- Warm ambient lighting
- Custom cabinetry
- Extended depth cabinets above the fridge and built-in ovens
- Glass display cabinets with lighting
- Under cabinet lighting
- Oversized island with breakfast bar
- Luxurious dark granite countertops
- Multi-tone glass and stone mosaic backsplash
- Stainless steel full-size KitchenAid kitchen refrigerator with French door fridge with bottom freezer and water and ice dispenser,
- Stainless steel built-in Dacor 5-burner gas cooktop
- Stainless steel hood fan
- Stainless steel built-in KitchenAid wall oven
- Stainless steel built-in KitchenAid microwave
- Stainless steel built-in KitchenAid dishwasher
- Stainless steel with glass-front KitchenAid dual zone beverage / wine fridge
- Stainless steel with glass-front free standing Whynter beverage / wine fridge
- Upgraded stainless steel under-mount double sinks and deluxe Grohe faucet
- Wall-mounted chrome pot filler faucet over cooktop
- Custom range hood canopy
- Pullout spice organizer and pullout tray cabinet
- Pendant lighting over island
- Pot lights throughout
- Plantation shutters
- Marble floor tiles
- Open concept flow into Family and Dining room

Breakfast Room

- Massive sun-filled breakfast room with upgraded coffered ceiling
- Deep plaster crown mouldings and complementing ceiling medallion
- Pot lights and upgraded iron chandelier
- Two extra-large windows to the backyard
- Upgraded Plantation shutters
- Marble floor tiles

- Extended height sliding door walkout to the private BBQ deck and huge side yard
- Open to the extra-wide staircase to the basement

FAMILY ROOM

- Tray ceiling design
- Custom plaster crown moulding
- Recessed pot lighting
- Custom built-in cabinetry surrounding gas fireplace with fossil-stone style mantel
- Upper display shelving
- Lower closed cabinetry with glass doors
- Dark stained wide plank hand scraped engineered hardwood floor
- Framed artwork niches
- Pre-wired for a flat TV above the fireplace

DINING ROOM

- Tray ceiling with stepped crown moulding
- Plaster crown moulding and oversized baseboards
- Decorative ceiling medallion
- Central upgraded chandelier fixture
- Built-in recessed wall niches
- Large window grouping with Palladian centre window
- Plantation shutters
- Arched transom detail
- Substantial trim casing
- Dark stained wide plank hand scraped engineered hardwood floor

MAIN FLOOR STUDY

- Crown moulding perimeter
- Pot lights
- Upgraded door with glass insert
- Dark stained wide plank hand scraped engineered hardwood floor
- Large enough for dual desk setup
- Large Palladian-style window with deluxe Plantation shutters
- Wainscoting effect

PRIMARY POWDER ROOM

- Elegant 2-piece powder room
- Deep plaster crown mouldings
- Pedestal vanity sink
- Chrome wide-spread faucet
- Marble floor tiles

MAIN FLOOR PRIMARY BEDROOM OR NANNY SUITE

- Multi use as an in-law suite or nanny suite or multigenerational living
- Plaster crown moulding
- Central chandelier fixture with iron finished trim
- Oversized windows
- Plantation shutters
- Accommodates full king-size bed
- Full-size reach-in closet - extra-large double door closet with deluxe organizer
- Dark stained wide plank hand scraped engineered hardwood floor

MAIN FLOOR PRIMARY ENSUITE – 4 PIECE

- Lavish spa-like 4-piece ensuite bath with designer porcelain heated floor tiles
- Ceiling-mounted fixture
- Decorative multi-light vanity fixture
- Dark espresso stained custom cabinetry with drawers
- Granite countertops
- Kohler under-mount sink and upgraded wide-spread chrome faucet
- Extra-wide soaker tub with granite deck, oversize tile surround and dark finished wood skirting
- Chrome deck-mounted faucet
- Tile backsplash
- Oversize glass enclosed shower with designer tile surround, granite threshold, granite bench seat, rain showerhead with separate handheld shower fixture
- Additional sliding diverter and quality glass enclosure door
- Two large corner windows equipped with Plantation shutters

MAIN FLOOR – LAUNDRY ROOM & MUDROOM

(Side / Rear Entry & Garage Access Zone)

- Extra-large sunken mudroom with 10'9 ceiling
- Upgraded flush mount light fixtures with iron trim
- Upgraded extended height door to the attached garage equipped with automatic garage door openers

- Deep plaster crown mouldings
- Marble floor tiles
- Upgraded door with extended glass insert and Plantation shutters to the exposed aggregate patio, walkway, inviting inground pool with concrete surround, pool shed, large garden shed and plenty of grassy area left over for the kids to play

LAUNDRY ROOM

- Upgraded double doors to the laundry area
- Crown moulding trim finish
- Rich espresso finished cabinetry and upper cabinets are embellished with under-cabinet valances
- Upgraded granite counters
- Base cabinet with stainless steel under-mount sink and upgraded pull down Grohe faucet
- Brushed nickel hardware
- Front-load Electrolux washer & dryer

MAIN FLOOR – SECOND POWDER ROOM

(Located at Side / Garage Entry)

- Extra-large 3-piece luxury bathroom
- Full quality glass enclosed shower
- Floor-to-ceiling neutral tile surround
- Mosaic tile shower base
- Granite curb threshold
- Chrome fixtures
- Pedestal sink
- Chrome widespread faucet
- Framed mirror
- Dual-light vanity fixture
- Deep plaster crown moulding
- Recessed lighting
- Ventilation fan
- Marble floor tiles
- Good-size window with Plantation shutters

SECOND LEVEL

UPPER PRIMARY SUITE

- Double doors open to generous master retreat
- Numerous pot lights and upgraded semi-flush light fixture with iron trim
- Vestibule with crown mouldings
- Open concept seating area featuring a cathedral ceiling with a beautiful hurricane-style chandelier
- Two extra-large Palladian-style window groupings
- Upgraded Plantation shutters
- Deluxe gas fireplace with oversize viewing glass, river rock embers and fossil-stone style mantel
- Dark stained, wide-plank, hand scraped engineered hardwood floor

DRESSING ROOM & WALK-IN SHOE CLOSET

- Oversize dressing room with custom dark finished wood organizer
- Double wardrobe hanging space
- Built-in drawers and upper storage/display shelves
- Centre island with drawers, flip out laundry bin and storage cabinet
- Dark stained, wide-plank, hand scraped engineered hardwood floor
- Shoe closet with custom shoe shelves and organizers

UPPER PRIMARY 5-PIECE ENSUITE

- Framed mirrors
- Sconce lighting
- Oversized corner drop-in soaker tub with granite surround
- Granite half-walls and heated granite floor tiles
- Large hurricane-style chandelier with fabric drum shade and iron finished trim over the tub
- Huge furniture-style dark finished vanity with centre bank of drawers
- Upgraded vanity lights with iron finished trim
- Kohler rectangular under-mount double sink configuration with upgraded wide-spread faucets
- Deep plaster crown mouldings
- Huge shower with granite surround, mosaic glass and stone inlays, upgraded shower system with body jets, rain showerhead, sliding diverter, light, granite thresholds and quality frameless glass enclosure and door

UPPER LEVEL – BEDROOM 2

(With Semi-Ensuite Bathroom)

- Double-door entry
- Easily accommodates queen or king bed

- Vaulted ceiling with central pendant
- Arched window feature with Plantation shutters
- Dormer-style wall angles
- Walk-in closet
- Custom built-in shelving and hanging
- Dark stained, wide-plank, hand scraped engineered hardwood floor
- Access to semi-private 5-piece ensuite bathroom

SEMI-ENSUITE 5-PIECE BATHROOM

- Upgraded vanity lights and accessories
- Deep plaster crown mouldings
- Espresso finished vanity with granite countertop with rectangular Kohler under-mount sinks
- Upgraded wide-spread faucets
- Large window with upgraded Plantation shutters
- Oversize soaker tub with granite deck and upgraded semi-flush light fixture overhead
- Elongated Kohler toilet
- Extra-large frameless glass shower with designer porcelain tile surround with glass and stone inlays, light, rain showerhead and sliding diverter, granite thresholds, granite bench seat and frameless glass enclosure and door
- Designer floor tiles and matching tiled half walls

UPPER LEVEL – BEDROOM 3

(With Semi-Ensuite Bathroom)

- Double doors open to an extra-large sunfilled bedroom
- Dual modern flush-mount light fixtures
- Pot lights
- Crown moulding perimeter detail
- Two large windows with upgraded Plantation shutters
- Spacious seating area
- Dark stained, wide-plank, hand scraped engineered hardwood floor
- Generous custom walk-in closet fitted with a deluxe organizer with drawers, shoe shelves and double wardrobe hanging space
 - Full-height shelving units
 - Multiple hanging rods
 - Built-in drawer cabinetry
- Access to semi-private 5-piece ensuite bathroom

UPPER LEVEL LANDING - READING LOUNGE

(Bonus Feature)

- Recessed lighting
- Staircase overlook with iron spindles
- Dark stained, wide-plank, hand scraped engineered hardwood floor
- Could function as:
 - Upper lounge
 - Study zone
 - Homework station
 - Reading nook
 - Media space

LOWER LEVEL

MAIN RECREATION ROOM

- Open-concept configuration
- Multiple flush-mount ceiling fixtures
- Even light distribution
- Direct access to bedroom, bathroom, gym and wet bar area
- 2 large above grade windows
- Upgraded Plantation shutters
- Quality sculptured broadloom with upgraded under pad
- Smooth finished ceilings

GYM AREA WITH WET BAR

- Dedicated fitness zone with wet bar
- Above-grade window with plantation shutter
- Natural light infiltration
- Espresso raised panel cabinetry
- Crown trim
- Upgraded sculptured broadloom and upgraded under pad
- Upgraded marble-look laminate counter and designer floor tiles
- Full-size stainless refrigerator
- White upright freezer

- Stainless steel undermount with chrome faucet
- Double doors to the electrical panel

BEDROOM 5

- Large above-grade window
- Plantation shutters
- Neutral quality sculptured broadloom with upgraded under pad
- Smooth ceiling
- Flush-mount lighting
- Deep reach-in closet
- Hanging rod and upper shelf

Ideal As: Guest suite, In-law accommodation, Nanny quarters or Teenager suite

BATHROOM 3-PIECE

- Oversize 3-piece bathroom with ample dark finished cabinetry
- Granite counter with Kohler rectangular under-mount sink with wide-spread faucet
- Vanity light with chrome finish and complementing accessories
- Large above grade window with upgraded Plantation shutters
- Oversize designer floor tiles
- Kohler elongated toilet
- Generous framless galss shower with designer tile surround, rain showerhead and sliding diverter, granite threshold

STORAGE

Multiple dedicated storage rooms:

- Mechanical area
- Secondary storage closet underneath stairs
- Additional utility zones
- Cantina cold room

GARAGE

- Double car garage

- Approx. 640 SQFT
- Earth-tone natural stone slate-style tile flooring
- Full grout installation
- Finished, sealed surface
- Side windows with plantation shutters
- Automatic garage doors with upper window panels
- Upper glass panel inserts
- Automatic openers
- Integrated workspace counter
- Organized storage
- Exposed track system
- Mounted garage door openers
- Climate-controlled finish potential
- Access to rear yard

EXTERIOR BACKYARD

- Fully fenced with lattice detail
- Mature tree perimeter
- Private yard setting
- Large concrete patio
- Exposed aggregate walkways
- Pergola-covered seating area
- In-ground pool with concrete surround
- Woven sectional seating
- Defined entertainment space
- Detached backyard shed
- Side service door access to mudroom, laundry, lower level and kitchen