



152 THIRD LINE — FEATURE SHEET

A Masterpiece of Modern Luxury by Investbuild

Crafted for the dream owner who accepts nothing less than perfection, this residence embodies world-class design and engineering. Built by Investbuild, it unites exceptional architecture with finishes from the most respected global brands Lennox, Montigo, Taj Mahal Marble, Cabano, Control4 and Subzero.

Every surface, fixture, and detail speaks to precision, innovation, and timeless sophistication — a home created for those who live the extraordinary.

SIZE HIGHLIGHTS

Lot Size – 75ft x 140ft

Livable Space – 5584 Square feet

HVAC & COMFORT SYSTEMS

- **GREE Heat Pump** for efficient year-round climate control
- **Lennox 110,000 BTU Furnace** for superior heating performance
- **Renai Tankless Water Heater** for continuous hot water
- **EcoBee 5 Smart Thermostat** with intelligent zoning
- **Heat Recovery Ventilator (HRV)** for improved air quality
- **Humidifier System** for balanced indoor comfort
- **Napoleon 60" Electric Fireplaces (x2)**
- **Montigo Del Ray 60" Gas Fireplace**
- **Rough-in for In-Floor Heating** in Basement

FLOORING & STONE FINISHES

- **9" White Oak Hardwood Flooring** throughout all levels, including basement
- **Taj Mahal Marble Foyer Flooring** with custom brass inlay
- **Book-matched Marble Fireplace** feature in the Living Room
- **Taj Mahal Marble Counters** in Kitchen & Serveries
- **Porcelain Chef's Kitchen Flooring**



Primary Suite

- Mushroom Grey Marble Vanities & Toilet Feature Wall
- Ardesia Bianco 110x48 Floor Slabs

Ensuite Bathrooms

- Custom marble and porcelain finishes including **Calcutta, Namib Linen, Slate Bianco, Ardesia Beige, and Prestige Onyx White Canoe**
- Coordinated **Taj Mahal Quartzite, Camouflage Marble, and Mushroom Grey Stone** vanities & niches

Basement & Powder Room

- **Camouflage Marble Powder Room** vanity and floor
- **Ardesia Bianco Porcelain Flooring** in Laundry
- **Yabo White Porcelain Countertops**

LIGHTING & ELECTRICAL

- Full **LED Strip Lighting** package throughout:
 - Master Bedroom, Foyer, Living, Dining, Skylight, Stairs, and all Ensuite Niches
 - Integrated Strip lighting in **Kitchen counters, Serveries, Closets, and Fireplaces**
- **Step Lighting** on all staircases
- **Exterior Lighting** – Driveway & Rear Patio
- **Aria Flush Vents** throughout

Smart Home & Automation

- **Control4 Smart Home System** with touch panels and multi-zone amplifier
- **Integrated Speaker System** in Living, Kitchen, Dining, Primary Suite & Bath
- **Home Theatre Wiring** for surround sound
- **Smart Lighting & Dimmer Controls** throughout
- **4-Camera Security Package** with doorbell camera
- **Alarm System & Blind Rough-ins**
- **200AMP Main Service, 100AMP Sub Panel**
- **EV Charger Outlet & Elevator 40AMP Supply**



PLUMBING & FIXTURES

Premium European Fixtures throughout
by Simas, Carimali, Cabano, Aquadesign, Disegno, VOGT.

Primary Ensuite

- Dual Cabano Sink Faucets
- Cetio Smart Toilet
- Portofino Solid Freestanding Bathtub
- Dual Carimali Waterfall Shower Systems with Disegno Hand Showers
- Kohler Shower Heads & Aquadesign Tub Filler

Ensuite Bathrooms

- Simas Rimless Toilets (Tankless)
- Carimali Shower Systems
- Cabano & Disegno Sink Faucets
- Aquadesign Wall Arms & Shower Heads

Kitchen & Bar

- VOGT Faucets in Main Kitchen, Served, Chef's Kitchen & Bar

Mechanical & Plumbing

- Dual Sump Pump Systems
- Organized Manifold System
- 1¼" Water Supply Line
- Hot & Cold Water System
- In-Floor Heating System for all bathrooms
- Metal Checker Plate Flooring in Mechanical Room



WINDOWS & DOORS

- **Double-Pane Aluminum Windows** for energy efficiency and acoustic performance
- **Lift & Slide System** on Main Floor
- **Matte Black Exterior Finish**

CUSTOM MILLWORK

- Bespoke millwork across all spaces, handcrafted for precision fit and finish:
 - **Main Kitchen, Chef's Kitchen, Servery, and Bar**
 - **Mudroom & Fireplace Features**
 - **Custom Vanities** in all bathrooms
 - **Primary Walk-In Closet** with luxury organization system
 - **Bedroom Closets** fully built-in
 - **Powder Room Cabinetry** with integrated lighting

APPLIANCES

Show kitchen

- **Custom Elevator** all 3 levels, Cabin Height 7ft
- **Subzero 72 Inch Fridge & Freezer**
- **Wolf 48 Inch Gas Range**
- **Wolf 46 Inch Liner Hood**
- **Cove Dishwasher**

Chef Kitchen

- **Kitchen Aid 30 Inch Gas Range**
- **Kitchen Aid Dishwasher**
- **Bosch 800 Series Dishwasher**

Laundry

- **Electrolux Electric Dryer**
- **Electrolux Steam Washer**



ELEVATOR

- Custom Elevator all 3 levels, Cabin Height 7ft
- High end finishing, hardwood 9-inch white oak, with Custom Wallpaper

NOTABLE SIZES

- 375 SQFT Raised Patio size
- 641 SQFT Master Bedroom Size

LANDSCAPING & EXTERIOR

- Architectural Concrete Patio & Walkways
- Porcelain Slab Front Porch Entrance
- Glass Railings for patio & walkout areas
- Custom Engraved House Number Signage
- Landscaped Grounds with:
 - 61 x 7FT Cedar Trees
 - 91 Bush Plants
 - 2 Hydrangea Trees
 - 8 Barberry Plants

INVESTBUILD — WHERE DREAMS TAKE SHAPE

Every Investbuild home is a union of design, craftsmanship, and performance — built to inspire, built to last, and built for those who dream without limits.