

6583 TWISS ROAD

LUXURY FEATURES

MAIN HOUSE

GENERAL

- State-of-the-art Heating and Air Conditioning. Featuring In-floor radiant heating in all floors including the front porch and rear terrace (snow melt) with 3 high efficiency gas furnaces for back-up including steam humidification, 2 boilers (one for future pool heater) and 3 central air conditioning units.
- All Bedrooms and bathrooms have independent temperature control and cold air returns for flow through ventilation.
- 2 Heat and energy recovery and fresh air exchange ventilators (HRV)
- Dako Triple-Pane windows with aluminum frames and tempered glass. dakowindows.com
- Wide plank 7 1/2" American White Oak hardwood on floors 1-2-3 and 7" wide plank White Oak vinyl in lower level.
in the lower level.
- 9" Baseboards throughout.
- Ceiling height main 10'-20'3", second 9'-10', third 10', lower 9'.
- Solid core interior doors with Emtek designer hardware.
- LED pot lighting throughout.
- 400 AMP Electrical Service.
- Instant hot water throughout.
- Well water has chlorinator, graphite filter, UV light and particle filtration and softener.
- 20,000 Gallon Cistern under the garage.
- New gravity fed commercial grade septic system for the main and barn houses.
- 40,000 KW Cummins gas standby generator. Will power both houses without interruption.
- Control4 Home Automation including Control4 lighting control switches. control4.com
- 6 Security cameras.
- Extensive sound proofing and spray foam insulation throughout.
- Central Vacuum.
- All floor heat registers, on both wood and tile floors are flush mount.
- Ceiling speakers throughout.
- Cambridge Elevator goes from the lower level to the rooftop terrace.
- Starlink high-speed internet.
- Gas heater in attached garage.
- Permitted and foundation poured for 3 door detached garage.
- Construction of main house using ZIP Panels and engineered dimension lumber.
- TARION WARRANTY ON MAIN HOUSE.

KITCHEN

- Sub-Zero 36" Built-in Refrigerator.
- Sub-Zero 36" Built-in Freezer.
- Wolf 5-Element Induction Cooktop.
- Wolf Pro Ventilation.
- Wolf Convection Wall Oven.

- Wolf Microwave/Convection Speed Oven.
- Wolf Warming Oven.
- 2 Miele Dishwashers.
- Quartz counters.
- Backsplash cooktop water tap.
- Extensive soft closing drawers and cupboards.
- Massive Island measuring 15' 6" x 6' 1". Seating for 8, bar sink, extensive cupboards, plus 4 electric outlets with USB /C ports.
- Breakfast eating area with designer chandelier and magnificent views.

BUTLER'S PANTRY

- Sub-Zero Built-in Wine Fridge.
- 2 Sub-Zero Freezer Drawers.
- Miele Built-in Coffee Maker.
- Quartz counters.
- Extensive Shelves and Cupboards.

LAUNDRY ROOM

- LG Washer & Dryer Thin Q Tower
- Quartz counter.
- Extensive custom cupboards.

MUD ROOM

- Has both garage and courtyard entrances.
- Tiles are large scale 2' x 4' porcelain.
- Operator window.
- Extensive shelving, drawers, bench and hooks

MAIN FLOOR OFFICE

- Built-in bookcase and shelves.
- Ceiling to floor windows.
- Magnificent views.

FAMILY ROOM

- Custom made walnut wall mounted TV equipment cabinet.
- Designer chandelier.
- Magnificent views.

SECOND FOYER

- Large walk-in custom closet with soft-close pocket door.
- Powder room with custom vanity & wall mounted toilet.

DINING ROOM

- 2 Designer chandeliers.
- Ceiling to floor windows.

LIVING ROOM

- Natural stone-faced gas heatilator fireplace
- Designer chandelier.
- Magnificent views.
- Oversized sliding glass door

MAIN FLOOR TERRACE

- Covered section has 6 skylights, ceiling heaters, speakers & LED lighting.
- Large scale stone slabs.
- Glass railings.
- Breathtaking views.

PRIMARY BEDROOM

- Faces south and east with breathtaking views of the Niagara Escarpment and CN Tower.
- Walk-out to private balcony. (unfinished)
- Lounging area.
- Large walk-in closet with extensive hanging, built-in drawers and shelves.
- Soft close pocket door.

PRIMARY ENSUITE

- Featuring custom double sink vanity with quartz counter.
- Freestanding Bainultra bathtub with heated backrests and air jets.
- Oversized glass shower with rain head and handheld.
- Smart toilet with bidet feature.
- Heated tiled floor.
- Wall mounted Towel Warmer.

BEDROOM 2

- Ensuite bathroom with wall mounted toilet.
- Glass shower door with rain head.
- Heated tiled floor.
- Walk-in custom closet with soft close pocket door.
- Private balcony. (unfinished)

BEDROOM 3

- Ensuite bathroom.
- Bathtub with shower rain head.
- Heated tiled floor.
- Custom closet.
- Breathtaking views.

BEDROOM 4

- Ensuite bathroom with wall mounted toilet.
- Heated tile floor.
- Walk-in custom closet with soft close pocket door.

ROOFTOP TERRACE

- Covered area has ceiling heaters, speakers, LED lighting.
- Rough-in for wet bar, gas BBQ, audio/video, control4 & hot tub.
- The entire floor has steel joists and is further reinforced in the area designated for an 8-person 10' x 10' hot tub.
- Elevator serviced.
- Terrace requires floor finishing and railings.
- Breathtaking views.

LOWER LEVEL

- Walk-out.
- Large guest bedroom with sitting area.
- 4-Piece bathroom with quartz counter double sink vanity.
- Glass enclosed steam shower and separate toilet room.
- Laundry room has LG washer & dryer and large storage area.
- Rough-in for wine cellar, wet bar and sauna.
- 2 utility rooms.
- Recreation/media rooms have extensive built-in shelving and drawers.
- Large room with built-in shelving ideal for arts & crafts/gym/office/theater.
- Bosch refrigerator and Kenmore upright freezer.
- Radiant heated floors.

HISTORICAL BARN HOUSE

GENERAL

- This is an awe inspiring 100% re-build/restoration of this 'circa 1905' barn. Completed in 2016 at a cost of approx. \$3.5M. Including new foundation, stonework, floors, exterior walls, windows, doors, kitchen, bathrooms, steel roof, mezzanines, timbers, deck, etc. Interior beams, wall panels, rafters, hardwoods have all been restored to their original natural glory.
- State-of-the-art Heating and Air Conditioning. Featuring In-floor radiant heating in all floors plus a high efficiency gas furnace for back-up with humidifier.
- All Bedrooms and bathrooms have independent temperature control and cold air returns for flow through ventilation.
- Heat and energy recovery and fresh air exchange ventilator (HRV)
- Instant hot water throughout.
- Windows by Ostaco with vinyl frames. Vintage exterior doors and sliding doors by Lepage Millwork.
- Walls and roof have spray foam insulation and the new foundation is fully waterproofed.
- Main floor hardwood is beautifully restored wide plank Hemlock.
- Lower Level floors are polished concrete.
- Ceiling heights main 35' and lower 9'.
- Solid core interior doors with Emtek vintage hardware.
- LED pots and custom chandeliers throughout.
- 200 AMP Electrical Service.
- Well water has UV light and particle filtration plus softener.
- 250 Gallon Cistern.
- New gravity fed commercial grade septic system.
- 40,000 KW Cummins gas standby generator. Powers both houses without interruption.
- Savant home automation. Savant.com
- Spectacular Wood Burning Natural Stone Fireplace with guillotine door.
- Walk-out to massive deck with Trex composite flooring and glass railing.

- Wood fired pizza oven
- Electric windows on upper level
- Indoor & outdoor furniture negotiable.

KITCHEN

- Massive 2 islands with granite counters and seating for 11.
- Bosch Gas 5-Element Cooktop.
- Bosch Wall Oven.
- Bosch Built-in Microwave/Speed Oven.
- Fisher Paykel 36" Refrigerator.
- Meile Built-in Dishwasher.
- Bertazzoni Ventilation Hood.
- Silhouette Beverage Fridge.
- Extensive soft close cupboards and drawers.
- Rough-in for dumb waiter.

BUTLER'S PANTRY

- Whirlpool Compact Refrigerator.
- Built-in shelves and cupboards.

MEZZANINES

- Designer steel railings.
- Hemlock hardwood floors.
- Pot and hanging light fixtures.
- 2-Piece Powder Room with wall mounted toilet and custom vanity.
- Servery with bar sink.
- French windows (LePage).

PRIMARY BEDROOM

- 3-Piece Ensuite with wall mounted toilet and custom two sink vanity with Caesar stone counter.
- Wall mounted Towel warmer.
- Large walk-in closet with built-in shelves.
- Pot and scones lighting.

BEDROOM 2 DEN, OFFICE OR THEATER

- Very large room for a variety of uses.
- Hemlock hardwood floors.
- Sliding wood entrance door.

LOWER LEVEL

- Recreation/media room has walk-out to patio, dining area and wet bar with AVG beverage fridge and extensive soft close drawers and cupboards
- Two 3-Piece bathrooms with quartz counters, glass shower doors, wall mounted toilets and custom vanities.
- Large Laundry Room has Samsung washer & dryer, KitchenAid refrigerator, extensive cupboards. designed for the addition of a second kitchen.
- Cold Room/pantry has several shelving units.

BEDROOM 1

- Extensive windows with panoramic view.
- Walk-out to stone patio.
- Sitting area.

BEDROOM 2

- Extensive windows with panoramic view.
- Sitting area.

REAR FOYER

- Walk-out leads to the Utility Garage.
- Large closets.
- Doggy Bath.

UTILITY GARAGE

- Recently built with steel roof.
- 3 Garage doors.
- Epoxy finished floor.
- Workshop.