

22 Hillhurst Boulevard

Distinctive Features

HALLWAY

- 11Ft Ceiling Height
- Heated Entryway
- White Oak Quater Cut Hardwood
- Cove Lights
- Large Built-In Closets
- Intercom Station With Video Screen
- Nest 4 Learning Thermostat
Compatible With Smartphones
- Panelled Walls
- Double French Pocket Door

KITCHEN

- Custom Designed And Built Cabinets
- Starphire Glass Shelves
- Breakfast Area
- Marble Countertops And Backsplashes
- Crystal Chandelier
- 48" Sub-Zero Built-In Fridge
- Wolf 48"/8 Burners/Double Oven Gas
Range
- Waterstone Faucets
- Miele Dishwasher
- Marvel Wine Cooler
- Toe Kick Vacuum
- 5.1 Surround Sound

FAMILY ROOM

- Gas Fireplace With The Thermostat
- Stained Maple Built-Ins
- 5 Channels Surround System

LIVING ROOM

- Large Floor To Ceiling Windows
- Gas Fireplace With The Thermostat
- Indiana Limestone Fireplace Mantel

DINING ROOM

- Large Floor To Ceiling Window
- Wine Displays
- Fire Shutters

HALLWAY SECOND FLOOR

- Oversized Skylight
- Cove Light
- Nest 4 Learning Thermostat
Compatible With Smartphones
- Panelled Walls
- 12Ft And 14Ft Ceiling Height

PRIMARY BEDROOM

- Gas Fireplace With The Thermostat
- Marble Mantel
- Maple Built-Ins
- Cove Lights
- Balcony Overlooks Backyard
- Private Area With Primary Ensuite
- Speakers

PRIMARY WALK-IN CLOSET

- Marble Countertop
- Showcase Walnut Drawers
- Mirrored Doors

PRIMARY ENSUITE

- Heated Floors
- Electric Fireplace
- Speakers
- Cove Light
- Caesarstone Countertop
- Quarts Free Standing Tub
- Duravit Washlet
- Rough-In For A TV
- Steam Shower
- Rubinet Faucets

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet.

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LAUNDRY

- Carrier Furnace With HRV
- Samsung Washer And Dryer
- Caesar Stone Countertops

BASEMENT

- Engineered Hickory Hand Scraped Hardwood Floors
- Gas Fireplace
- Radiant Heated Floors

WINE CELLAR

- Cooling System
- Toasted Maple Wine Rack

WET BAR

- Wine Cooler
- Painted Glass Back Splash
- Speakers
- Marble Countertop

GYM

- 3 Piece Bathroom
- Glass Double Door

HOME THEATRE

- Beverage Cooler
- 5.1 Channel Sound System
- High Quality Carpet
- KEF Speakers

STORAGE

COLD ROOM

CEDAR CLOSET

GUEST/NANNY ROOM WITH A 4-ENSUITE

MAINTENANCE ROOM

- Carrier Furnace With HRV
- 2 Sump Pumps
- Sump Pump Alarm
- Security System With The Display

OTHER FEATURES OF THE HOUSE

- White Oak Natural Quarter Cut Hardwood Floors And Handrails Throughout The House
- Automated Blinds (Family Room, Kitchen, Living Room, Primary Bathroom, 2 Front Bedrooms)
- Central Vac
- Pre-Wired For The "Control 4" System Home Automation
- Activated Security Monitoring

EXTERIOR AND OUTSIDE FEATURES

- Limestone Facade
- 7 Security Cameras Plus Rough-In For 8 Cameras
- Outside Speakers
- Heated Steps To The Main Entrance
- Sprinkle System
- Architectural Landscaping
- Gas Fireplace

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