

# 32 HUDSON DRIVE

## INCLUSIONS

SubZero Fridge, 2 Miele Dishwashers; Wolf Gas Stove; Miele Wine Fridge; Miele Built-In Coffee System; Miele Built-In Microwave; LG Washer & Dryer; Dining Room Marvel Beverage Fridge; Built-In Sonos Speakers & Hubs Located in Basement; Outdoor Speakers; Custom Window Bench In Living Room; Custom Banquette Bench In Breakfast Area; Ecobee Thermostats; Frame & Flat Screen TV Wall Mounts; Duravit Bidet Toilet In Primary Ensuite; Lutron Light Systems; Electric Blinds; Central Vacuum & Equipment; Alarm System Including Glass Break Sensors (Monitoring By 'Alert Security' Not Included); Smart Camera System In Front, Side & Backyards; Tempstar Gas Furnace; NTI Combination Boiler; 2 Tempstar Central Air Conditioners; 3rd Floor ADP Fan Coil System; Aroma Essential Oil System; Power In Carport for Electric Charger; HotSpring Salt Water Hot Tub; Pool Equipment; Built-In Napoleon Gas Barbeque; Cabana Fridge & Freezer; Outdoor Marvel Bar Fridge; Rain Bird Sprinkler System

## EXCLUSIONS

All Frame & Flat Screen TVs; Sonos Bar In Primary Bedroom Den; Living Room & Dining Room Chandeliers; Sconces In Primary Bedroom Den; Mounted Cabinet In Front Foyer; Bike Storage Unit; Neon Sign In Backyard; All Artwork

### Main Floor

#### Front Foyer

- Marble floor with custom inlay
- Custom designed in-lay lighting in the ceiling to highlight the gold wallpaper feature

#### Living Room/Parlour

- Lutron controlled lighting
- Custom electric blinds
- Gas fireplace
- Custom marble mantel
- Custom designed window bench
- Herringbone floors

#### Dining Room

- Custom walnut cabinetry with integrated beverage fridge and LED lighting
- Herringbone floors
- Built-in speakers
- Custom curtains

#### Family Room

- Custom cabinetry with LED lighting
- Marble gas fireplace
- Custom electric blinds
- Built-in Sonos speakers for surround sound

#### Kitchen

- 2 Miele dishwashers
- Subzero fridge
- Gas wolf range
- Miele built-in coffee machine
- Warmer drawer and built in microwave
- Large 2 zone wine fridge
- Large butlers pantry with appliance garage
- Instant hot water
- Built-in retractable vacuum hose in island
- Additional storage on the back of the island

#### Powder Room

- Custom marble sink
- Hidden hallway door

### **Second Floor**

#### Front Bedroom

- Custom built-in cabinetry designed and manufactured by California closets with vintage sconces
- 5-piece ensuite
- Built-in speakers
- Electric blinds
- Lutron lighting system

#### Primary Bedroom

- Custom electric blackout blinds with curtains
- Lutron Lighting
- Built-in speakers
- Marble gas fireplace floor to ceiling
- Custom cabinetry with LED lighting
- Walk-out to balcony

#### Primary Walk-In Closet

- Custom closets designed and built by California closets. Leather wrapped cabinetry

#### Primary Ensuite

- Steam shower
- Heated floors
- Custom vanity with lots of storage
- Bidet toilet in separate water closet
- Built-in speakers

#### Primary Den / 5<sup>th</sup> Bedroom

- Custom wall panels
- Built-in bench
- Gas fireplace with marble surround
- Hidden door access

### **Third Floor**

#### Rear Bedroom

- 4-Piece Ensuite
- Walk-in closet
- Utility room with hidden access from closet for separate AC / Furnace
- Built-in speakers

#### Bathroom

- Custom cabinetry
- Rubinet bathroom fixtures

#### Front Bedroom

- Office nook
- Closet

#### **Basement**

##### Mudroom

- Heated floors
- Extendable/retractable vacuum hose which is connected to the central vacuum system

##### Gym

- In-ceiling speakers connected to Sonos system
- Professionally installed commercial grade gym floor
- Wall-to-wall mirrors
- Heated floors

##### Bathroom

- Heated floors
- Rubinet fixtures
- Custom cabinet

##### Mudroom

- Extra large dog shower with full glass enclosure
- Bunny
- Custom cabinetry
- Heated floors

##### Playroom

- Heated floors
- Custom cabinet
- IT hub / professional grade cabinet housing sonos system etc.
- Heat sensor for Ecobee panel

**Exterior**

- Pool includes a year-round electronic retractable cover as well as a winter cover
- Salt water pool and salt water low maintenance hot tub
- Maintenance free composite decking
- LED lighting in both front and backyard on timer system
- In ground sprinkler system in the front and backyard
- Cabana with fridge and freezer inside
- Wine on tap
- Built-in natural gas bbq with storage
- Custom bench with custom sunbrella cushions
- Custom built-in flower pot surrounding hot-tub
- Power installed in carport specifically for electric vehicle
- Driveway featured in Unilocks North American catalogue
- All windows are from Pella

\*\*built in scent system which allows you to select and pump natural scented oils throughout the house (including Santal, Hotel etc)

\*\*walkout to backyard for easy access in winter and the pool washroom in the summer

\*\*side entrance on North side for easy access to garbage

\*\*entire house fitted with custom Aria vents

\*\*house is fitted with alarm system which includes glass break detectors, water flood detector in basement etc

\*\*Smart Camera system in back, front and side yards