

361 Saddleridge Lane

The Difference is in the Details



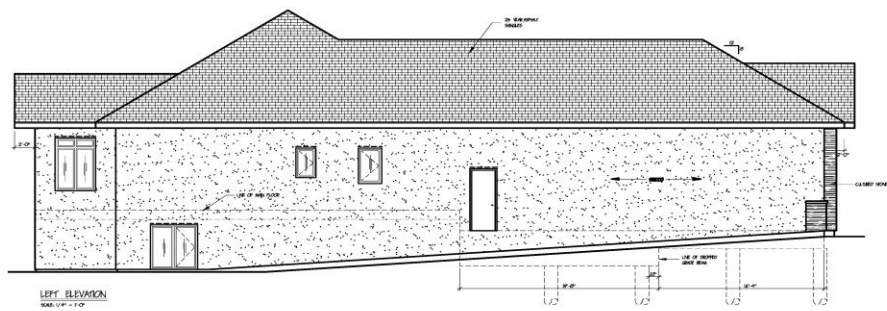
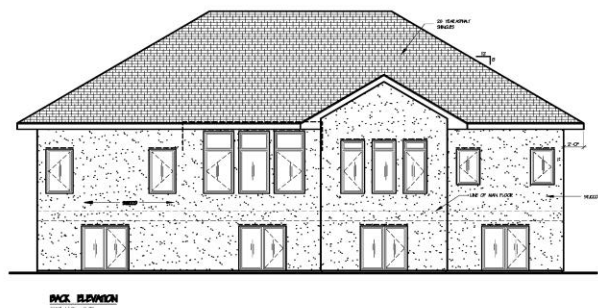
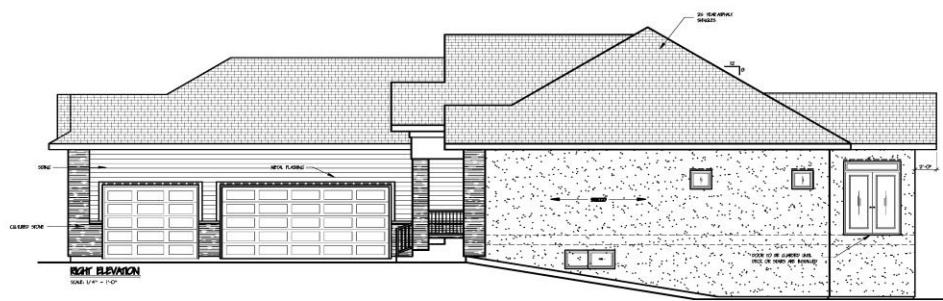
1,813 Sq. Ft.
Finished Lookout Basement
Creek View
\$ 884,900 (includes Lot and GST)



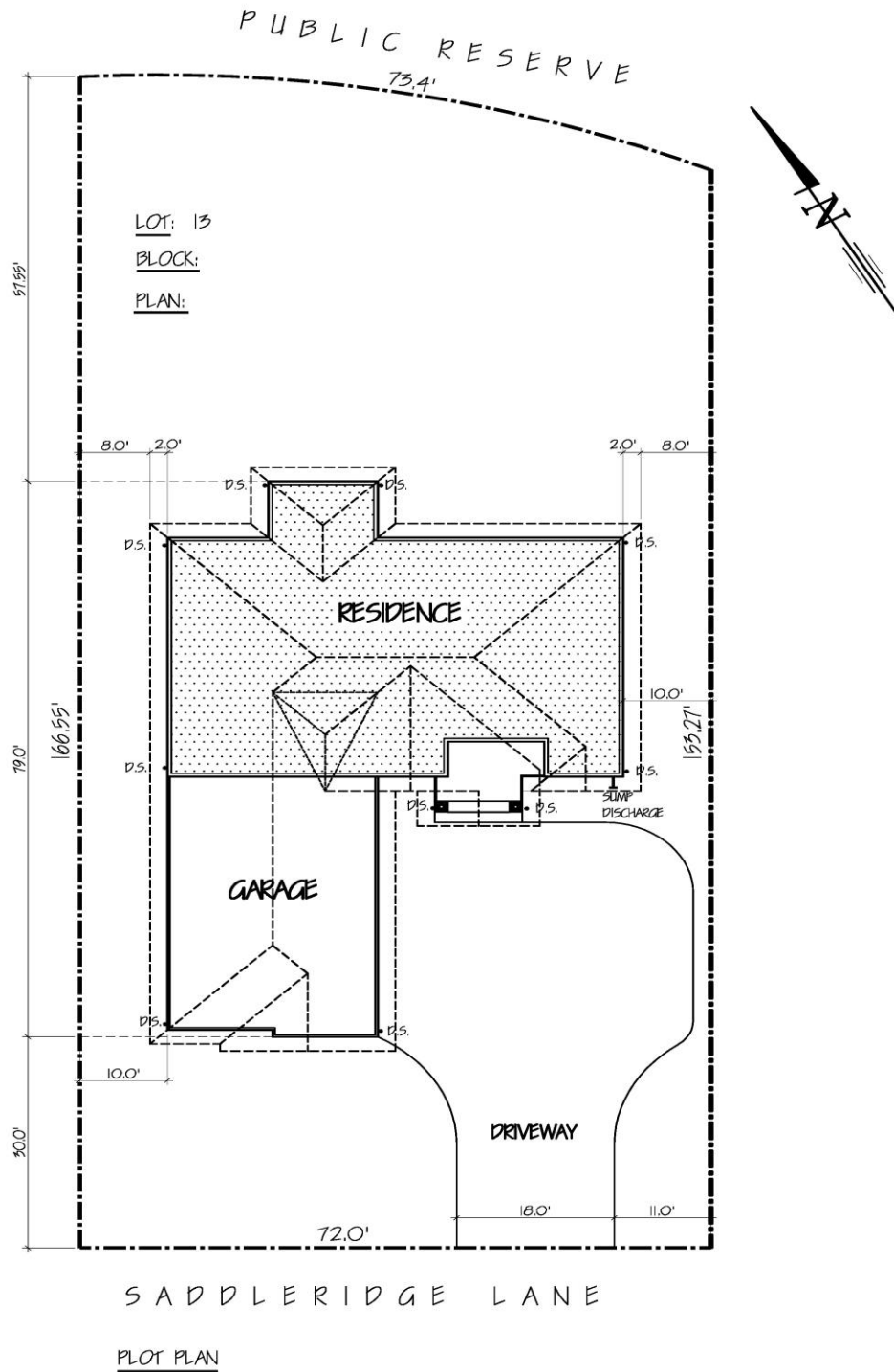
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Elevations

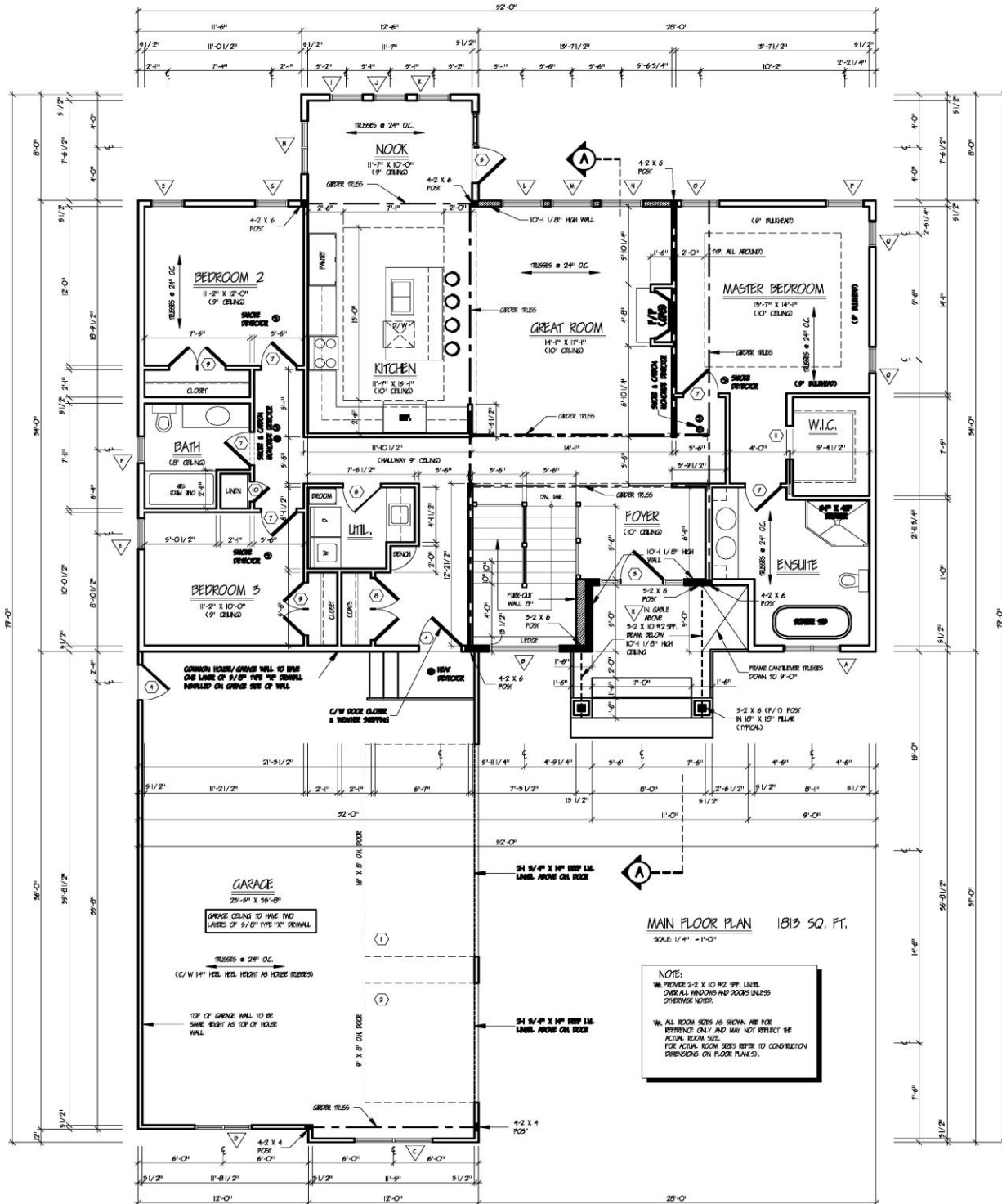


Lot Plan



Floor Plan

floor plan may not be exactly as shown



Room Specs and Features

Custom Finishes

- Quarter sawn and rift white oak hardwood floors on main floor and basement bar. Sanded and finished on site with oil base and protective top coat.
- All casing, trim and baseboards have an old world custom two-piece finish, made of solid 3/4" aspen.
- All floor vents and air return covers made of solid wood.
- High end Baldwin Reserve hardware used for all doors and closets.
- Solid core doors throughout including closet doors.
- Custom lighting package to fit the style and feel of the home.
- Maple bench in rear entry.
- Custom cabinetry throughout house including kitchen, bar, bathrooms.
- Hand made range hood.
- Solid rough sawn V.G. fir beams in kitchen, and fireplace mantle.
- 5" maple rail and post with iron spindles.
- All flooring options chosen for durability and quality.

Great Room – 14'11" x 17'1"

- Custom fireplace and mantle features rough sawn V.G. fir mantle with under mount LED puck lighting, 36" wide Heat n' Glow gas fireplace and El Dorado York limestone masonry.
- Two maple built-in entertainment units with shaker doors and hidden access for wiring.
- Open to kitchen and dining room, with views of the creek.
- 10' ceiling height.

Kitchen – 15'1" x 11'7"

- Custom built cabinetry with soft close doors. Mix of maple and glass door with LED puck lighting.
- Rough sawn V.G. fir beams, pennant lighting with additional pot lights.
- Large eat-in centre island with detailed corner finishes, granite countertop, oversize double under mount stainless sink and dishwasher.
- Custom range hood is the focal point of the kitchen, vented outside.
- Full stainless Kitchen Aid appliance package included.
- Under cabinet sweeper connected to central vacuum.
- Tumbled marble backsplash.

Dining Room – 11'7" x 10'

- Surrounded by windows allowing lots of natural light.
- Access to deck from Dining Room.
- Rustic center lighting.

Bathroom – 7'11" x 7'5"

- One-piece tub/shower surround with light.
- Frosted privacy window.
- Lacquered maple vanity, with granite counter.
- Porcelain tile floor.

Storage Room – 7'6" x 6'1"

- Variety of cabinets, shelves and rods for all your storage needs.
- Stainless laundry sink.
- Hook ups for washer and dryer in place if main floor laundry is desired.

Master Suite

Bedroom - 13'7" x 14'1"

- Tray ceilings with pot lighting and crown molding.
- Windows on two walls allowing natural light.
- Wired for cable.
- Secondary alarm panel.
- 10' main ceiling height, 9' tray ceiling height.
- Wired in smoke detector.

En-suite – 11' x 11'6" +/- jogs

- Porcelain, heated 24"x24" tile floors.
- Marble countertops with double sinks and Hans Grohe faucets.
- Free standing tub, with chandelier lighting.
- Glass enclosed shower with marble floor, porcelain walls and glass tile accent, rainfall showerhead plus handle/wand.
- Custom lacquered maple vanity.
- Dual flush toilet.
- 10' ceiling height.

Walk-In Closet – 7'5" x 4'5"

- Custom melamine shelving.
- Installed closet rod/storage.

Bedrooms

Bedroom 2 (main floor) – 11'2" x 12'

- Two windows looking onto creek and allowing natural light.
- Double door closet with melamine shelving.
- Installed closet rod/storage.
- Wired in smoke detector.

Bedroom 3 (main floor) – 11'2" x 10'

- Double door with melamine shelving.
- Installed closet rod/storage.
- Wired in smoke detector.

Bedroom 4 (lower level) – 14' x 13'8"

- Large 4'6" x 4'6" window making feel like a main level room.
- Extra large bedroom size.
- Walk-in closet with melamine shelving.
- Installed closet rod/storage.

Bedroom 5 (lower level) – 12'4" x 10'

- Large 5'2" x 2'4" window
- Double door closet with melamine shelving.
- Installed closet rod/storage.

Rec. Room – 25'6" x 21'7" + 8'x10' Games Nook

- 4'6" x 4'6" windows along the lookout basement bring in lots of natural light, provide views of backyard and creek and make basement feel accessible and open.
- 9' ceiling height.
- Open area can be used for variety of purposes (tv, games table, pool table etc.)
- Wired for cable.
- ICF foundation and wood floor provide greater temperature control and comfort.
- Carpet flush with hardwoods in bar area.

Bar – 21'7" x 10'4"

- Custom built cabinets with solid Alder wood doors.
- Bar fridge with dual climate control included.
- Rustic granite countertops and stone slate backsplash.
- Custom bottle lighting.
- Live edge bar with cherry wood top, and cellar lights with Edison bulbs.
- Under mount bar sink.
- Quarter sawn and rift $\frac{3}{4}$ " thick white oak flooring, sanded on site with oil finish and protective coating.
- Room for games or bar table.

Bathroom (lower level) – 5' x 9'7"

- One-piece tub/shower surround with light.
- Maple vanity, with granite counter.
- High-end vinyl flooring.

Laundry Room – 12’11” x 9’10”

- Ample cabinet and counter space, with laundry sink.
- Separate from mechanical room, to allow for a variety of uses.
- High end, durable vinyl flooring.

Mechanical Room – 9’10” x 8’11”

- Dual zone, hi-eff. (95%) gas furnace provides more consistent temperature control and quieter operation.
- Air conditioning and HRV unit included.
- 200 amp. service
- Sump pump/pit
- Access to 3’ crawl space.
- Municipal water and sewer.
- PEX plumbing throughout house.

Garage – 23’5 x 35’8”

- Oversize triple garage, with one doublewide door, and one single door with belt driven lift master openers.
- Insulated, dry walled, taped and painted with solid wood baseboards and casings.
- 12’ ceiling height.
- Central-vacuum to decrease noise in house, and vacuum attachment for use on vehicles.
- Insulated garage doors, with windowed panel.

Exterior

- KWP composite wood siding with 25 year color protection.
- El Dorado York limestone masonry.
- Untreated cedar shakes (can treat in 1 year if desired), and treated cedar soffit under entry.
- Stamped concrete front entry with exterior pot lights, smart trim columns.
- Architectural 30 year shingles with synthetic underlay.
- Finished concrete driveway.
- Acrylic stucco, color matched to siding.
- Creek view from backyard.
- Composite deck on piles with aluminum railing and glass inserts.
- Gas fitting on deck for BBQ hookup.

Foundation/Structure

- ICF foundation with Fox blocks, providing R-30+ basement insulation.
- 3' crawl space below structural wood basement floor.
- Steel beams on both levels.
- TGI floor joists.
- Piled foundation, piled deck.

Windows

- Triple pane, low-e, PVC Jeld-Wen windows.
- Two piece 4" solid wood (Aspen) casing.