



## 1438 WEST 32<sup>ND</sup> AVE

SHAUGNESSY, VANCOUVER

### ARCHITECTURE

- Handcrafted by distinguished and experienced team at T. Jones Enterprises in 2020
- Stately front entrance adorned with Whistler basalt stone work and custom-built archway and arched front door
- Water fountain at entrance evokes tranquility and harmony
- Handsome rock waterfall features in backyard with integrated glass railing stairs offers a striking outdoor feature
- Expansive outdoor kitchen by Alfresco with 22 linear feet of fire wall, including 3-zone fridge, bar station, ice machine, warming drawer, pizza oven, pizza preparation station, BBQ, beverage center, 3 drawer storage, sealed pantry, recycling and garbage drawer, and retractable roof
- Two-car rear parking garage, 1-car rear parking pad, and 1-car front garage, and a large 3 tandem car parking driveway
- Mature and lush landscaping with accent lighting, decorative wrought iron fencing and gates in front yard with secure access
- Guest house with 1 bedroom and full bath

### INTERIOR

- Impressive entrance with custom curved glass staircase and walnut stair stringers for dramatic entry
- Grand and oversized fireplaces offers romantic grounding focal point to gathering spaces
- Foyer with wood-paneling and grand crystal chandelier to greet you and your guests
- Master bedroom with 2 private decks (1 with fire pit), separate His/Her ensuites, and oversized shared steam shower (including digital shower system, waterproof speakers, Real Rain™ head, 2 hand showers, body sprays, waterfall spout), and His/Her closets
- Custom one-of-a-kind art pieces that elevate the interior design throughout
- Designer paint palette and finishing throughout the home with extensive but elegant gold trim highlights
- Matching solid oak hardwood flooring and stairs compliments the custom walnut cabinetry, stairs, mantle doors and furnishings
- Integrated niches crafted for televisions and appliances for cleaner and flushed appearance
- Full-wall mirrored elevator with sliding doors
- 2 laundry rooms on upper floor and in basement with ample storage and work surfaces
- Hand-painted Venetian plaster ceilings and wall murals for marble-like finish, and specialty artistic finishes throughout

- In-floor radiant heating throughout for year-round comfort (including guest house)
- Mudroom with ample storage and closet space and built-in cabinetry
- Ultra-glamorous powder room featuring Kohler Numi intelligent toilet
- 2 Kohler electric bidet toilets in master ensuite

### AMENITIES

- Custom cedar deck in rear corner with fire pit, infinity edge hot tub, 3 outdoor heaters on main deck, outdoor speakers and sub-woofers, three gas torches, and color-changing LED lighting in water features and outdoor fireplace
- Spacious lounge with oversized entertainment bar with custom curved banquette and dual flanking fireplaces
- Indoor pool and hot tub with Sheer Descent Cascade water feature both with all tiled walls
- Bench storage for pool equipment
- Luxurious infrared sauna and spa including chromotherapy, sound therapy, aromatherapy, and heat therapy.
- Spa bath with steam experience and multiple heads including Real Rain™ showering system and body sprays
- Large wine cellar that is securely monitored and climate controlled
- Soundproof media room with elevated rear stage and custom Dolby Atmos surround sound and 4K projector and 17 total speakers and 2 large sub woofers; blue light accent to match chairs
- Fully-equipped gym for personal training with mirrors and skylight

### KITCHEN

- Lavish and decorative multi-level mirror design on kitchen ceiling adds a dazzling flair while entertaining guests
- Thermador 17.2 cu. ft. fridge and 15.8 cu. ft. freezer
- Thermador 24" built-in wine fridge
- 2 Thermador built-in microwave and steam ovens
- Thermador 60" Professional Series Pro Grand Commercial Depth Dual Fuel Range with Vent-A-Hood designer series stainless steel range hood
- 2 Thermador built-in dishwashers
- Thermador coffee beverage machine
- Oversized kitchen island with book-matched Italian marble slabs and 48" wide Ideal Workstation 4 sink by The Galley
- KitchenAid 1.4 Cu. Ft. trash compactor

- Wok kitchen with integrated 36" Thermador fridge and freezer, 36" Professional Series rangetop and 36" Masterpiece Series chimney wall hood, and Thermador dishwasher
- Servery features Chatelaine Institute Approved Urban Cultivator fully automated kitchen garden

### COMFORT AND SECURITY

- Crestron automation system control for lighting, roller blinds, speakers, water features, security cameras. Can be accessed remotely through a secure phone application.
- Four 15-inch wall Crestron display wall control panels in addition to traditional panels
- Secure gate release from inside of house by phone, wall panel or fob
- Feel peace-of-mind with multi-point lock system all exterior doors for extra protection against forced entry
- Air conditioning unit on each floor and 1 in the guest house
- Superior full 7 1/4" spray foam insulation in exterior walls for extra efficient home and noise cancellation
- Dectron Dry-O-Tron dehumidification system for pool humidity control
- Crestron home security system complete with panic buttons, glass break sensors, motion detection, water sensors, temperature sensors and 5 minute alarm response with cell phone back up connection
- Twenty-eight cameras, including hidden cameras, offering high resolution night vision function and customization, all recorded off site on DVR system
- AquaTrip Leak Detection System with integrated automatic Shutoff Valve (including guest house)
- Large backup generator in case of power outage in addition to back up battery system
- Front and rear yard enclosed and secured by digital keypad access for all 4 access points solid metal private gates, 20-30 feet hedges on both sides of property, above standard fencing at rear and side of property, motion lighting, strobe lighting at rear and front of property
- Rolling code changing technology for garage doors and car gates
- Individual keypad deadbolts within house
- Lutron lighting system with panic function and vacation mode
- Two high-efficiency boilers (1 for pool and 1 for domestic use)
- Complete house water filtration system
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