

sherkin-langer & castle

**12 BAYTREE CRESCENT**  
**INCLUSIONS**

## **Atrium**

- Multi-level coffered dome 20 foot ceiling with hidden cove lighting and peaked 4 sided skylight with motorized window shades creates a dynamic stimulating interior that provides a visual sense of being outdoors
- Wooden geometric pattern floor inlaid with separate wood types made up of purple heart, pear, yellow heart and English maple

## **Formal Cloak Room & Formal Powder Room**

- 2 double mirrored closets with sliding doors and small foyer
- Marble countertops with undermount sink and art deco style tap set
- Wall to wall mirror with art deco mounted lights
- Travertine marble mosaic inlaid floor and walls

## **Living Room**

- Custom designed stainless steel paneled focus wall and gas fireplace
- Floating glass shelving along wraparound wall and mantle for the fireplace
- Floor to ceiling windows with spectacular view of the indoor pool and gardens
- Wall to wall full height custom built-in display cabinetry with in-cabinet lighting
- Wool Broadloom
- Independent audio and visual technological system specific for the living room
- Drop down movie screen above stainless steel focus wall
- In ceiling surround sound speakers
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## **Dining Room**

- Pear wood built-in buffet with serving extensions at each end
- Tall pear wood built-in break front with display glass doors and drawers (lockable compartments)
- Recessed lighting and 2 matching custom designed blown glass fixtures
- Walk-out to patio overlooking garden
- Floor to ceiling windows
- Imported Radiant Red Ripple Slate floor (heated)

## **Grand Piano Music Space**

- Floor to ceiling windows
- Walkout to patio
- Built-in ceiling speakers
- Imported Radiant Red Ripple Slate floor (heated)

### **Library/Main Floor Office**

- Leather floor
- Paneled cherry wood ceiling
- Custom crafted built-in wood furniture with artistic inlay
- Touch screen control of automation system and elevator stop

### **Kitchen**

- Thermador Professional Series Stainless Steel:
- 4 burner gas cooktop with grill and griddle
- Separate 2 panel indoor barbecue grill
- Double oven: microwave, standard oven and convection oven
- 2 built-in warming drawers
- Subzero freezer (paneled to match kitchen cabinetry)
- Subzero refrigerator (paneled to match kitchen cabinetry)
- Twin custom architecturally

designed hoods with copper edged detail; commercial grade multi-speed exhaust fan that exchanges fresh air in the summer and heated air in the winter.

- 3 bowl sink with Insinkerator garbage disposal and Instant hot
- Downsvie custom kitchen
- 4 custom designed glass pendant lights
- Custom designed glass and aggregate backsplash and breakfast bar countertop
- Reverse osmosis water system
- Appliance garage with electrical outlet
- Flush mounted home automation touch panel NEC monitor and LG TV

### **Breakfast and Sitting Area**

- Full height floor to ceiling windows and walkout to patio and garden
- Three sided glass gas fireplace

- Decorative ceiling with domed ceiling accent
- Built-in rounded sofa and full wall decorative mural
- Double sided gas fireplace
- Imported Radiant Red Ripple Slate floor (heated)
- Walkout to patio and garden

### **Family Room**

- Custom detailed and designed wool broadloom
- Built-in custom contemporary wood full wall of shelves, storage and bar area
- Drop down movie screen and in ceiling projector as well as surround sound speakers

### **Child's Playroom / Computer Room**

- Floor to ceiling windows overlooking garden
- Sliding separate panel wall connecting family/movie room

- Rough in plumbing for wet bar/craft sink
- Imported Radiant Red Ripple Slate floor (heated)

### **Everyday Informal Entrance**

- Walk in closet with custom organizers
- Two storey ceiling height with skylight
- Imported Radiant Red Ripple Slate floor (heated)
- Access to main level heated 5 car garage
- Family stairway to the upper and lower levels

### **Family Powder Room**

- 1 piece Kohler toilet
- Large Kohler pedestal sink with built in towel rack
- Imported Radiant Red Ripple Slate floor (heated)

### **Laundry Room**

- 2 Continental Gerbau Inc.

Washers (commercial grade)

- 2 Continental Gerbau Inc. dryers (commercial grade)
- Double sink
- Built-in cabinetry

### **Large Walk-In Pantry**

- Built-in cabinetry and pull outs
- Wet/dry vacuum system hoses (wall-mounted)
- Slate floor

### **Main Central Staircase**

- Sweeping curved stairway to the upper and lower levels with purple heart recessed handrail and vaulted ceiling with 4 sided peaked skylight and motorized window shades
- Multiple recessed art niches with hidden lighting

## **UPPER LEVEL**

### **Upper Hallway**

- Walk in cedar closet with built-in

shelving and drawers

- Two double door hall closets with built-in drawers and shelves and ample utility storage
- In wall laundry chute
- Two large domed skylights
- All railings are made from purple heart wood

### **Master Bedroom**

- Walkout to secluded private balcony overlooking garden, waterfall and ravine
- Custom wool broadloom
- Motorized shades and black-out blinds
- Cableless elevator serving Master Bedroom Suite with concealed entrance
- In ceiling surround sound speakers
- Fiber optically light animated ceiling dome
- Gas fireplace
- Built in maple wood headboard

- and bedside tables
- Gas fireplace with marble surround

### **Master Ensuite**

- 7 piece ensuite with twin areas
- Separate toilet/ bidet room with skylight
- Two separate sinks and make-up areas
- Kohler automated large deep whirlpool tub
- Full glass shower with multiple heads
- Heated marble inlaid floor
- Built in linen area

### **5th Bedroom**

- Huge picture windows overlooking the north west exposure to the gardens and ravine
- 4-piece ensuite
- Custom Broadloom
- Walk-in closet

### **4th Bedroom**

- 3 piece ensuite with skylight

- Built-in desk
- Broadloom
- Wrap around glass upper shelves, built in shelves and closets

### **3rd Bedroom**

- Integrated furniture and bookshelves and clothes cabinets
- Broadloom
- 4 piece Ensuite with separate bath and stall shower
- Picture windows overlooking garden
- Walkout to private patio/balcony

### **2nd Bedroom**

- 4 piece Ensuite with separate bath and stall shower with skylight
- Integrated full wall of closets/ computer space and shelves
- Double closets
- Broadloom

### **1st Bedroom**

- Full height wall to wall windows
- Integrated furniture system with

double closets, drawers and shelves

- New broadloom
- Corner room with spectacular south and west views
- 4 piece bath ensuite

## **LOWER LEVEL**

### **Rec Room**

- Wood Burning Fireplace
- Halogen pot lights
- Floor to ceiling windows
- Walk out to back garden, patio and ravine
- Home Theatre with surround sound speakers and Built-in cabinetry

### **Games Room**

- Custom designed inlaid Marmoleum floor with recessed in floor receptacles
- Vintage Original "Coca Cola" bar and stools

- Floor to ceiling picture windows with sliding doors and walk outs to back patio, garden, ravine and waterfall
- Motorized window coverings
- Suspended from the ceiling illuminated display area in a figure 8 pattern

### **Exercise Room**

- Complete gym overlooking pool area with rubberized gymnasium floor, full mirrored wall and ballet bar
- 2 sliding mirror door wardrobes
- Entry to Cabless elevator
- Suspended TV and touch screen control of the automation/audio/video system

### **Spa Area**

- Twin showers with 1 piece washroom, wet sauna
- Glass mosaic walls and trim
- South American Limestone heated floors

- Art deco pedestal sink

### **Outer Change Room**

- 2 piece bath with change area and built in curved aluminum bench

### **Indoor/Outdoor Swimming Pool**

- Concrete pool with retractable roof with polycarbon fibre panels and glass tile ocean reef theme(full walk around storage to access mechanics for the pool)
- Integrated multi-person hot tub
- Floor to ceiling windows
- South American limestone heated floors
- Sliding doors and walk out to patio, ravine and fully fenced expansive garden

### **Lower Level Private Suite**

- Full kitchen with stove, fridge and built-in dishwasher and reverse osmosis system
- 4 piece bath

- Built-in cabinetry
- Double clothes closets
- Separate dining/living a sleeping areas
- Broadloom
- Private walk- out to back garden

### **Workshop**

- Walk-out to back garden presently functioning as a full scale racing hobby room
- Full size walk- in closet
- Dropped ceiling with acoustic tiles
- Private entrance and alarm

### **Vestibule for Lower Garage**

- South American Limestone floors
- Access to lower garage with 8 car capacity
- Closet

### **Powder Room**

- Pedestal Sink and Toilet

### **Garages Both Upper and Lower**

- Cable hydraulic car lift from

- ground level to basement to exchange cars
- Direct Access to both garages from the interior of the house
  - Heated Parking for 13 cars on 2 separate levels: 5 cars on the main level (3 side by side and 2 tandem) and 8 cars on the lower level
  - Fully ventilated with integrated CO2 extraction system, utility sink, domestic water and car wash area
  - Separate electrical room with storage space
  - Ample space for seasonal outdoor equipment
  - Workbench, shelving and tool storage
- All electric light fixtures
  - Entire wired integrated media system and related screens and individual boxes in each of the 5 bedrooms as well as the media equipment in the master bedroom and the living room
  - Movie screens in the family room and living room
  - Built in speakers throughout the entire home
  - Cables elevator
  - Motion sensor switches throughout that senses where you are and are programmable. Presently with turn on and dim lights automatically, "follow-me" lighting, Mom and Dad button

### **Additional Information and further inclusions**

- All built-in furniture throughout the home
- All window coverings

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