

# 5110 Lochside Drive

## Deck

- ✚ Front deck covered with 90 lb Vinyl decking with 3 gas outlets for heat lamps barbeque, hose bib and built in planter with drip system, wired for sound and video, railing are 12ml laminated glass, lamination is an extra cost but insures you can not fall through
- ✚ Railings are through bolted into 7" of wood: 2" being laminate beams not lag: this will insure they will always hold

## Media room

- ✚ Media Room is plumbed & wired all wall and ceiling insulated, ceiling has res-bar between TJI and drywall for added soundproofing
- ✚ Gas fireplace in media room & living room
- ✚ Separate entrance for home business off the media/family room

## Heat Pump

- ✚ Heat Pump with Electric back up furnace, with the heat pump unit located on roof

## Elevator

- ✚ Thyssenkrupp Elevator – Counter weight driven (just like the Space Needle in Seattle), local company, elevator will automatically go to lower floor in the event of a power failure

## Windows/Doors

- ✚ Geldwyn, Low E & argon, energy star
- ✚ Interior Doors – Custom, solid core

## Patio

- ✚ Back patio Stamped concrete, two gas outlets, drip-system for potted plants

## Garage

- ✚ Over size Double car garage with room for workshop
- ✚ Garage floor finished in speckle coat epoxy for durability
- ✚ Guest parking

Whole house has smart box and Media room is wired for entertainment centre

Bar area in the Media /Family room is plumbed & wired

Electric Hot Water 60 gallon

3 1/2" Engineered Wood floors

Alarm system, Buyer to negotiate own contract & services

Heated tile floor in upper master ensuite, slow close toilet seats

All exterior walls 2 x 6 construction sheeted with 3/4" plywood

Floor joists are engineered TJI's

House fully engineered with B1 & B2

Exterior landscape walls fully engineered with B1 & B2